

Winkworth



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**ST. CLAIR DRIVE, WORCESTER PARK, KT4**  
**£585,000 FREEHOLD**

**A DETACHED BUNGALOW SET IN A SOUGHT AFTER ROAD AND OFFERING LOTS OF POTENTIAL**

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## AT A GLANCE

- Potential to Extend (STPP)
- No Onward Chain
- Recently Redecorated
- Two Bedrooms
- Living/Dining Room
- Modern Kitchen
- Bathroom
- Separate WC
- Garden approx. 55ft
- Garage

## DESCRIPTION

A recently redecorated two bedroom, semi-detached bungalow set at the lower end of St Clair Drive and featuring scope for extension to the side, rear and into the loft (stpp). The current owners have plans drawn up (please refer to agent for details). The location is family friendly with Cheam Common Infants & Junior schools half a mile away and open parkland with a playground and day nursery at nearby Cuddington Recreation Ground. Further amenities include bus services from Worcester Park high street towards Cheam, Sutton, Kingston and Heathrow, a Zone 4 train station and a well stocked high street providing a wide choice of shops and restaurants.

The accommodation includes a spacious living/dining room overlooking the garden, modern fitted kitchen, two good sized bedrooms and a family bathroom with separate WC.

Externally, the front provides off street parking on the drive and a garage with door access to the rear. The back garden extends to approx. 55ft, is mainly laid to lawn with mature trees and shrubs and has a wide patio set off the living room.

No onward chain.





## ACCOMMODATION

**Entrance Hall**

**Living/Dining Room - 15' x 11' max (4.57m x 3.35m max)**

**Kitchen - 7'10" x 7'10" max (2.4m x 2.4m max)**

**Bedroom - 13'4" x 11'3" max (4.06m x 3.43m max)**

**Bedroom - 11'2" x 8' max (3.4m x 2.44m max)**

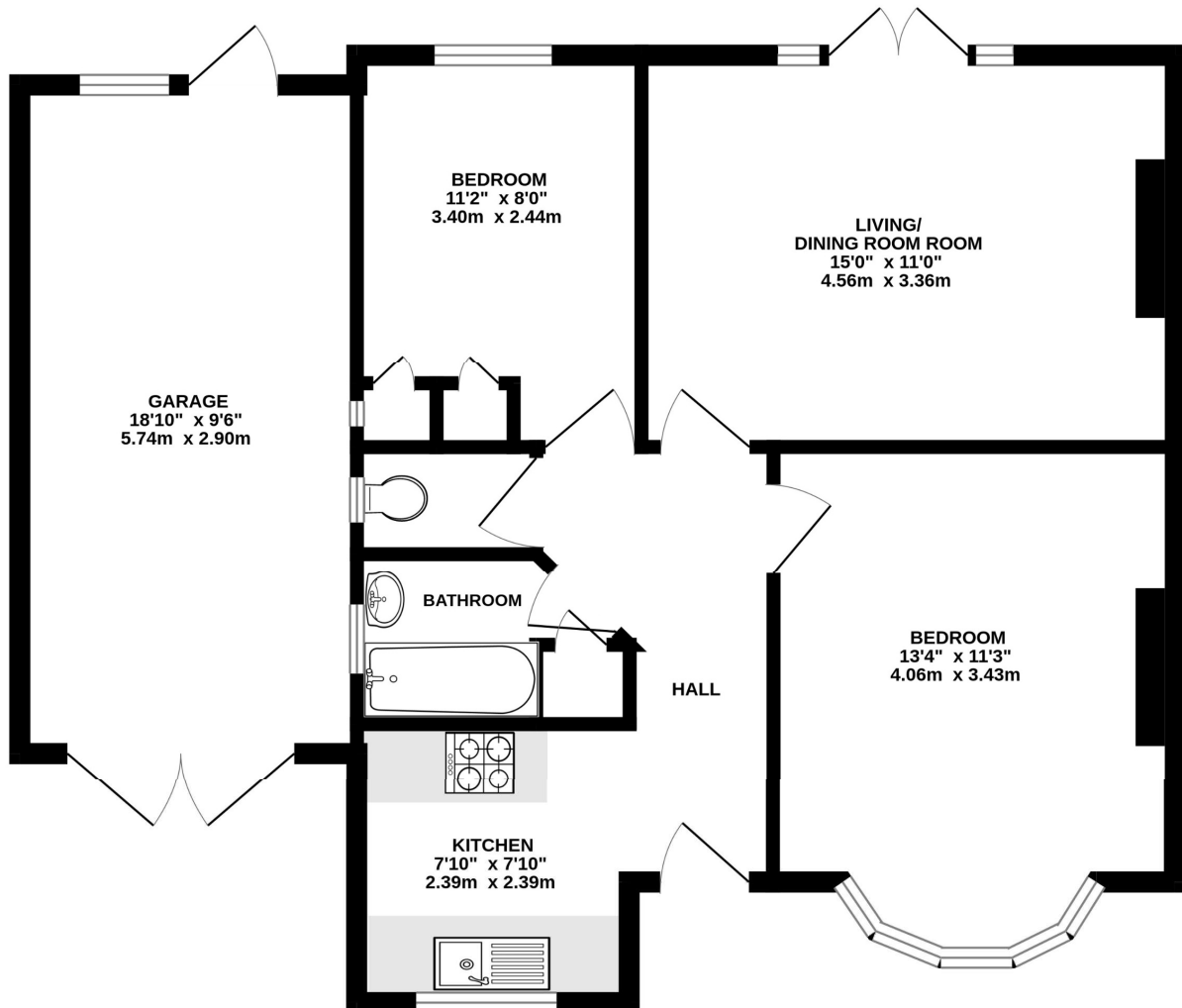
**Bathroom with Separate WC**

**Garden - Approx. 55ft**

**Garage - 18'10" x 9'6" max (5.74m x 2.9m max)**

**Off Street Parking on Drive**

St Clair Drive, Worcester Park KT4 8UQ  
INTERNAL FLOOR AREA (APPROX.) 753 sq ft/ 70.0 sq m  
Garden extends to 55' (16.76m) approx.



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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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