

CHEAM COMMON ROAD, WORCESTER PARK, KT4
OIEO £450,000 FREEHOLD

A CONTEMPORARY STYLE TWO BEDROOM, TWO BATHROOM PROPERTY WITH OPEN-PLAN LIVING SPACE, OFF STREET PARKING AND A 100FT APPROX. REAR GARDEN

Winkworth

Worcester Park Office | 020 8335 5555 | worcesterpark@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- 2 Double Bedrooms
- Living Room
- Contemporary Open Plan Kitchen
- Sitting Room with Bi-Fold Doors
- Downstairs Shower/WC
- En-Suite Shower/WC
- Garden approx. 100ft
- Off Street Parking
- No Onward Chain

DESCRIPTION

Guide Price £450,000 - £465,000

A contemporary style, two double bedroom property featuring a wonderful open-plan living space, two bathrooms, off-street parking and a 100ft approx. rear garden.

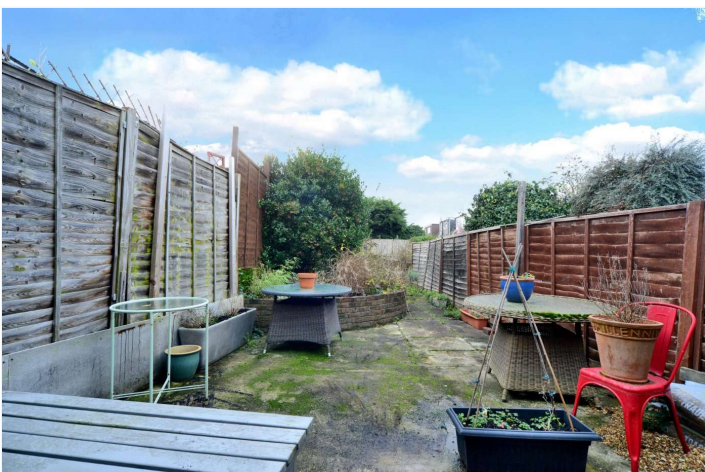
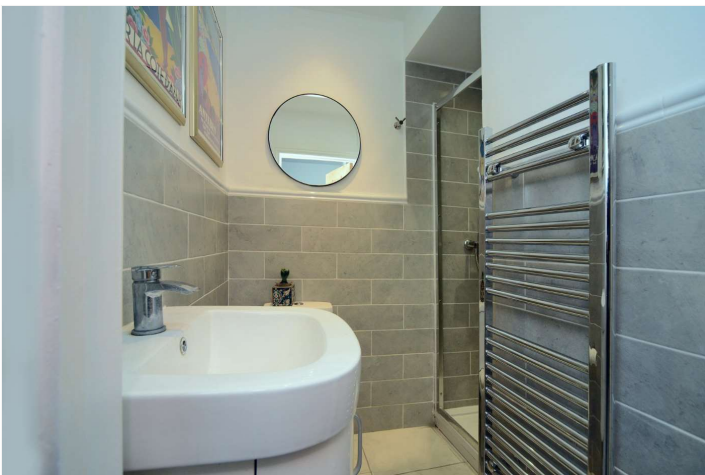
The property is located on the main road, between North Cheam and Worcester Park high street, which both offer a variety of shops, bars, restaurants, and transport links including Worcester Park station and several bus routes to surrounding areas such as Morden Underground.

Numerous well-regarded schools are nearby including St Cecilia's Catholic Primary School, Cheam Park Farm Primary Academy, Cheam High School, and Nonsuch High School for Girls.

Accommodation to the ground floor comprises an entrance porch, a front aspect living room, a spacious modern fitted kitchen, a shower room/WC and a good-sized sitting room with access door to the front/side, bi-folding doors to the rear garden, and roof lights. Upstairs, there are two double bedrooms and an en-suite shower room.

Externally, the rear garden has a south westerly facing aspect and extends to approximately 100ft. To the front, there is off street parking for a couple of vehicles.

The property is being offered to the market with no onward chain.



ACCOMMODATION

Entrance Porch

Living Room - 12' x 12' max (3.66m x 3.66m max)

Kitchen - 13'7" x 11'4" max (4.14m x 3.45m max)

Sitting Room - 14'4" x 12' max (4.37m x 3.66m max)

Downstairs Shower/WC

Bedroom - 12' x 12' max (3.66m x 3.66m max)

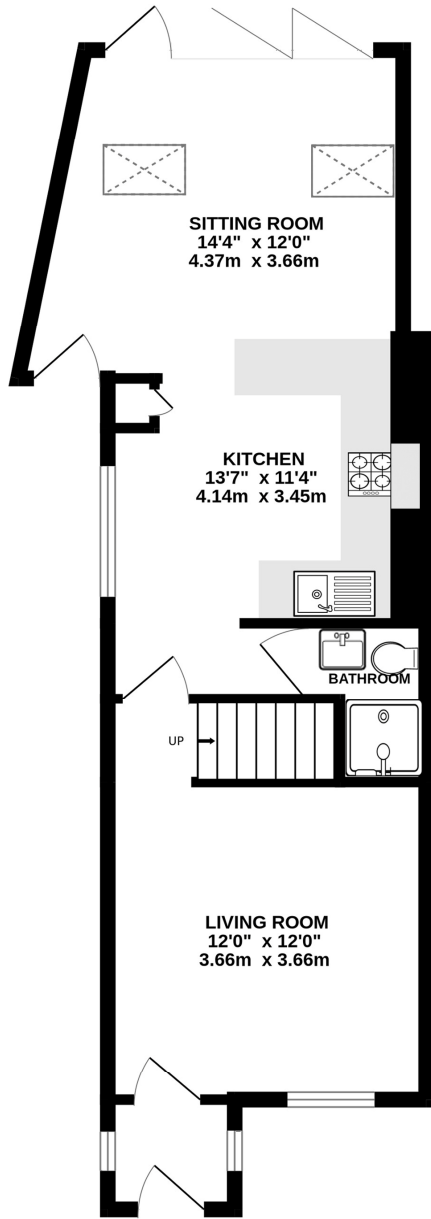
En-Suite Shower/WC

Bedroom - 12' x 10'4" max (3.66m x 3.15m max)

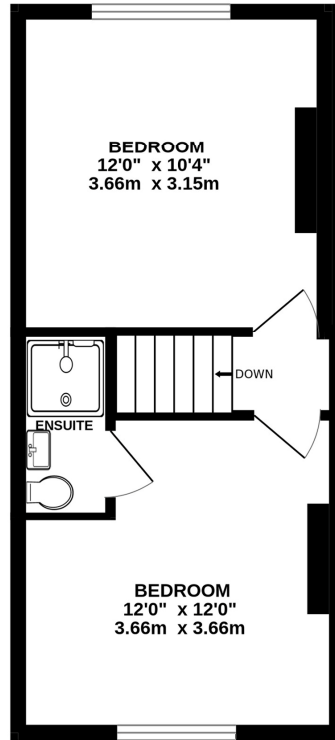
Garden - Approx. 100ft

**Cheam Common Road,
Worcester Park KT4 8TE**

INTERNAL FLOOR AREA
(APPROX.) 825 sq ft/ 76.6 sq m
Garden extends to 100' (30.5m) aprox.



GROUND FLOOR



FIRST FLOOR

Winkworth

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Winkworth