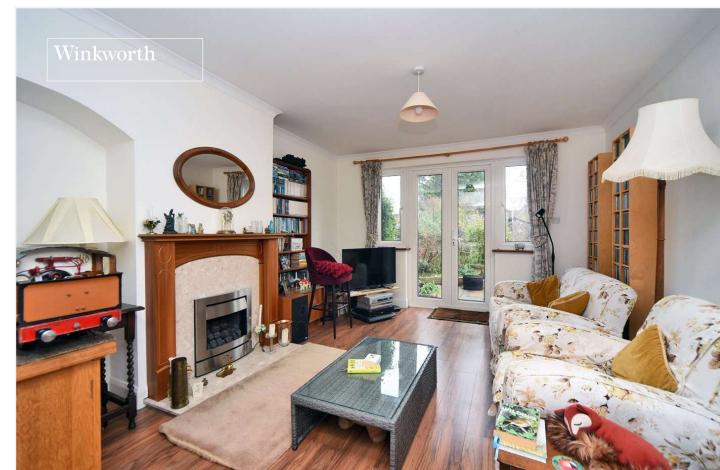


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EDENFIELD GARDENS, WORCESTER PARK, KT4 £780,000 FREEHOLD

A WELL-PROPORTIONED FAMILY HOME FEATURING A
CIRCA 95FT REAR GARDEN SET IN A DESIRABLE LOCATION
CLOSE TO A VARIETY OF WELL-REGARDED SCHOOLS

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AT A GLANCE

- Semi-Detached Family Home
- Three Good-Sized Bedrooms
- Kitchen/Breakfast Room
- Living Room Overlooking the Rear Garden
- Dining Room
- Reception Hall with Cloakroom/WC
- Family Bathroom
- Garden approx. 95ft
- Detached Garage
- 0.8mile Walk from Worcester Park station
- 0.8mile Walk from Stoneleigh Station
- Close to Cuddington Community School

DESCRIPTION

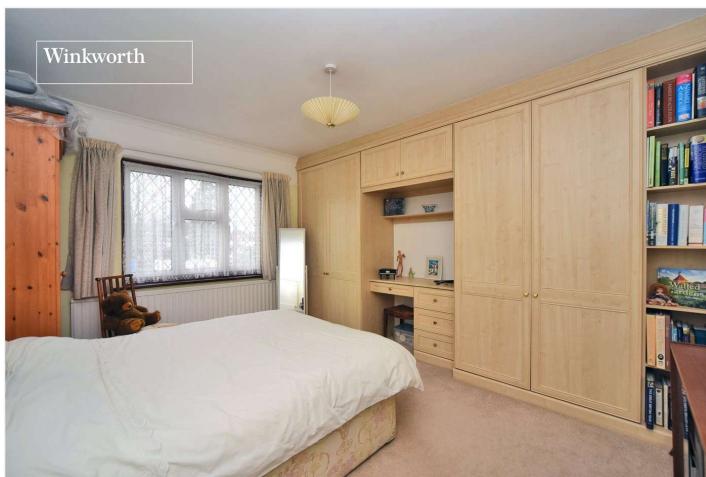
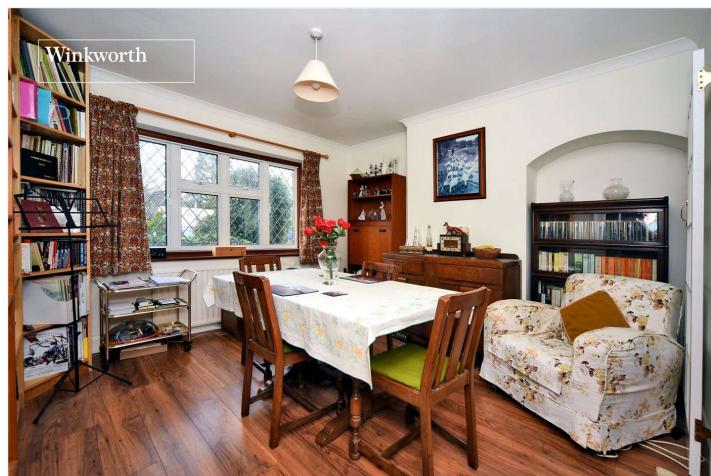
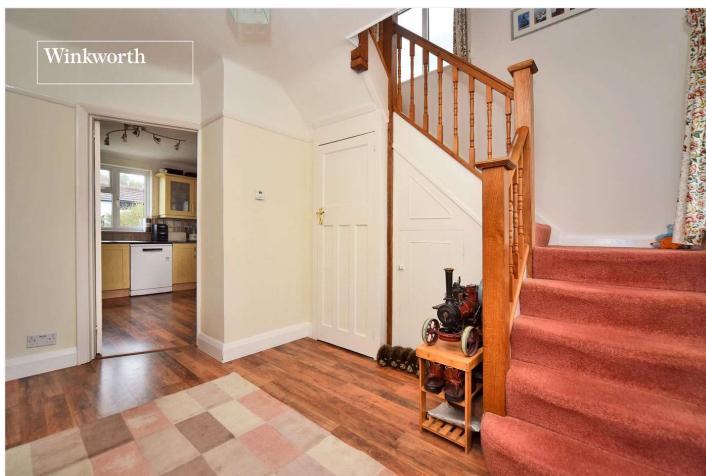
Situated on a highly desirable road with superb curb appeal and a pretty outlook, this well-proportioned family home benefits from spacious room sizes throughout, a well-maintained circa 95ft rear garden and offers scope for extension subject to the usual planning consents.

The accommodation on the ground floor comprises a gorgeous reception hall with downstairs cloakroom/WC, a front aspect dining room, a living room with fire surround and double doors leading to the patio and a good-sized kitchen-breakfast room. Upstairs, there are two double bedrooms, both featuring fitted wardrobes, a generous sized third bedroom, a recently modernised family bathroom and a large storage cupboard located on the landing.

Externally, the property boasts a well-maintained rear garden extending to approximately 95ft, thoughtfully landscaped with attractive borders and a variety of mature plants and shrubs, creating a pleasant and private outdoor space. A greenhouse is positioned at the far end of the garden, ideal for keen gardeners. Further benefits include a detached garage accessed via a shared driveway, along with a private driveway to the front providing off-road parking.

Locally, Worcester Park high street provides an array of amenities including shops, restaurants, cafes and a variety of bus routes towards Kingston, Sutton and Heathrow. Commuters will have the choice of Worcester Park train station as well as Stoneleigh Station, both approx. 0.8mile walk from the property. Families seeking well-regarded education will have a choice of schools nearby including Cuddington Community Primary and Nursery School, The Mead Infant and Nursery School and Auriol Junior School.

The property is being sold with no onward chain.



ACCOMMODATION

Reception Hall

Kitchen/Breakfast Room - 11'11" x 10'11" max (3.63m x 3.33m max)

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

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

Cloakroom/WC

Bedroom - 13'11" x 11'8" max (4.24m x 3.56m max)

Bedroom - 13'1" x 12' max (4m x 3.66m max)

Bedroom - 11'1" x 8' max (3.38m x 2.44m max)

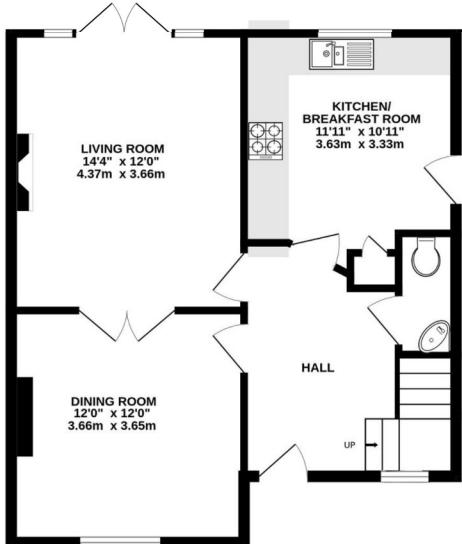
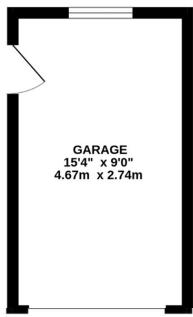
Family Bathroom - 7'2" x 6'8" max (2.18m x 2.03m max)

Garden - Approx. 95ft

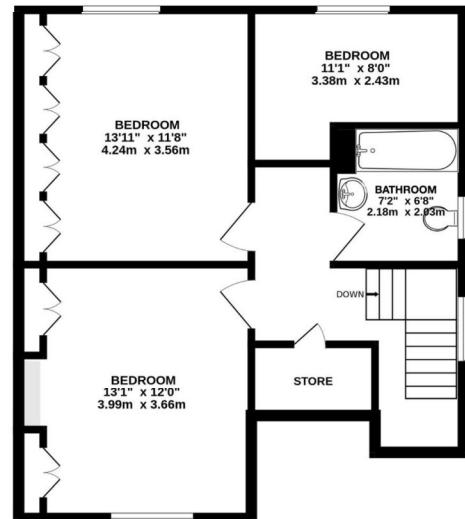
Garage - 15'4" x 9' max (4.67m x 2.74m max)



Edenfield Gardens,
Worcester Park KT4 7DX
INTERNAL FLOOR AREA
(APPROX.) 1273 sq ft/ 118.2 sq m
Including Garage
Garden extends to 95' (28.95m) approx.



GROUND FLOOR

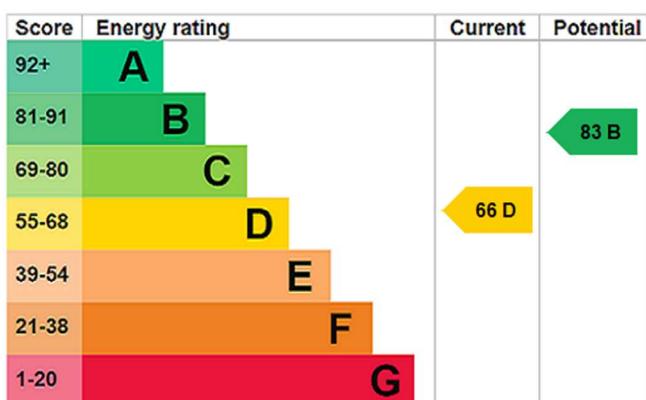


FIRST FLOOR

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