



**HANDSIDE CLOSE, WORCESTER PARK, KT4**

**£450,000 FREEHOLD**

**A DELIGHTFUL THREE BEDROOM FAMILY HOME  
LOCATED CLOSE TO SEVERAL TRANSPORT LINKS AND  
WELL-REGARDED SCHOOLS**

**Winkworth**

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## AT A GLANCE

- 3 Bedrooms
- Living/Dining Room
- Kitchen
- Bathroom
- Garden approx. 45ft
- Garage
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

This delightful three bedroom family home is set within a quiet cul-de-sac location and is within easy reach of Worcester Park town centre and North Cheam, both offering several shops, restaurants and transport links such as Worcester Park mainline rail station and numerous bus links that provide easy access to Morden underground station.

Numerous well-regarded schools are nearby, including Dorchester Primary School, St Cecilia's Catholic Primary School and Cheam High School.

Accommodation comprises a beautifully finished modern kitchen, a large living and dining room, three bedrooms, a family bathroom and plenty of cupboards/wardrobes for storage.

Externally, you will find a lovely rear garden mostly laid to lawn with patio area for relaxation and dining plus a vegetable patch. Other benefits include direct access from the garden to the garage via the side of the property, the current owners conveniently use this for extra storage/utility space.





## ACCOMMODATION

Entrance Hall

Living/Dining Room - 17'9" x 13'8" max (5.4m x 4.17m max)

Kitchen - 10'5" x 6'7" max (3.18m x 2m max)

Bedroom - 13'8" x 9'4" max (4.17m x 2.84m max)

Bedroom - 10'10" x 7'2" max (3.3m x 2.18m max)

Bedroom - 9'6" x 6'3" max (2.9m x 1.9m max)

Bathroom - 7'3" x 5'9" max (2.2m x 1.75m max)

Garden - Approx. 45ft

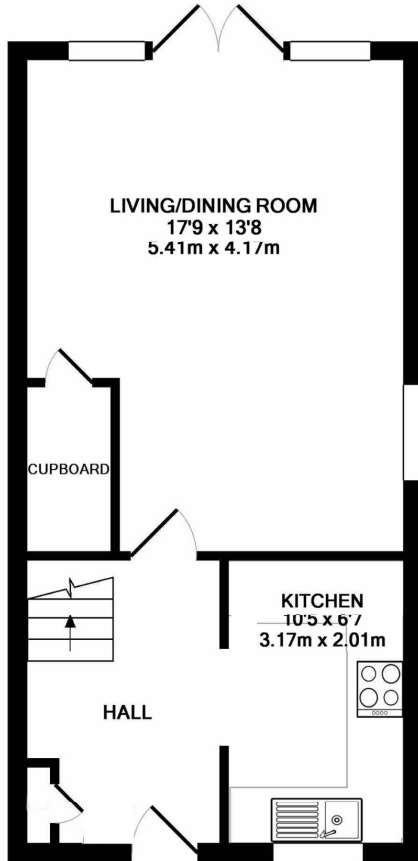
Council Tax Band D



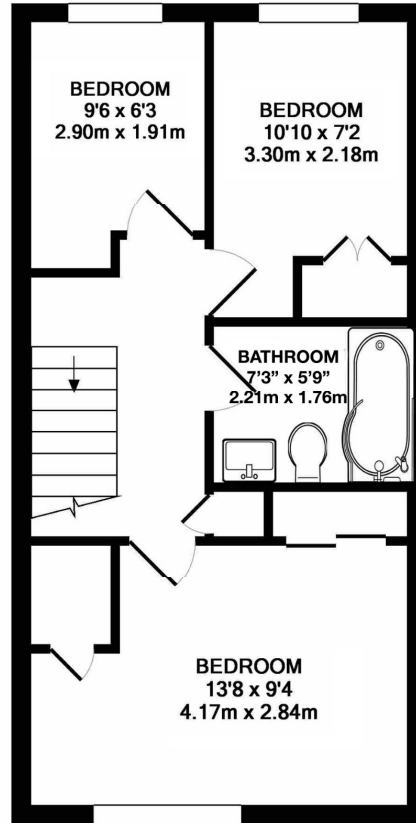
# Handside Close, Worcester Park KT4 8QG

INTERNAL FLOOR AREA (APPROX.) 785 sq ft/ 72.92 sq m

Garden extends to 45' (13.72m) approximately



GROUND FLOOR



FIRST FLOOR

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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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	<b>85</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>65</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC

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