



**HANDSIDE CLOSE, WORCESTER PARK, KT4**  
**£465,000 FREEHOLD**

**A LOVELY THREE BEDROOM FAMILY HOME SITUATED  
 IN QUIET CUL-DE-SAC CLOSE TO SEVERAL WELL-  
 REGARDED SCHOOLS AND TRANSPORT LINKS**

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## AT A GLANCE

- Situated in Quiet Cul-De-Sac
- 3 Bedrooms
- Entrance Hall
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Family Bathroom
- Garden
- Garage En Bloc
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

This beautifully modernised three bedroom family home is situated within a quiet cul-de-sac location, set close to North Cheam and Worcester Park high streets, both offering a wide range of shops, bars, restaurants and amenities.

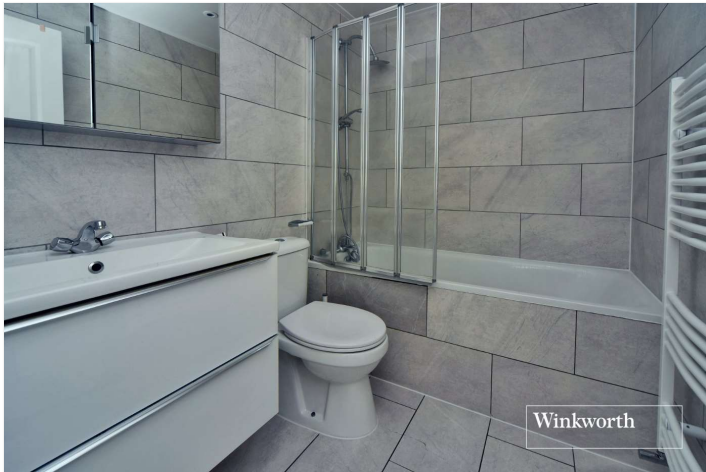
Commuters will have the choice of Worcester Park Zone 4 train station, which provides fast and frequent services into Central London, as well as a variety of bus routes towards Epsom, Sutton and Morden, with the latter having an Underground tube station.

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

The accommodation comprises an entrance hall with storage cupboard, a spacious living room/dining room, a modern fitted kitchen, three bedrooms and a family bathroom.

Externally, the rear garden is wall enclosed, includes useful side access and is laid to patio for ease and maintenance whilst to the front of the property, there is an area of lawn. There is also a garage en bloc.

No Onward Chain.



## ACCOMMODATION

### Entrance Hall

**Living/Dining Room** - 18'5" x 13'9" max (5.61m x 4.2m max)

**Kitchen** - 10'6" x 6'8" max (3.2m x 2.03m max)

**Bedroom** - 13'9" x 9'4" max (4.2m x 2.84m max)

**Bedroom** - 10'6" x 7'2" max (3.2m x 2.18m max)

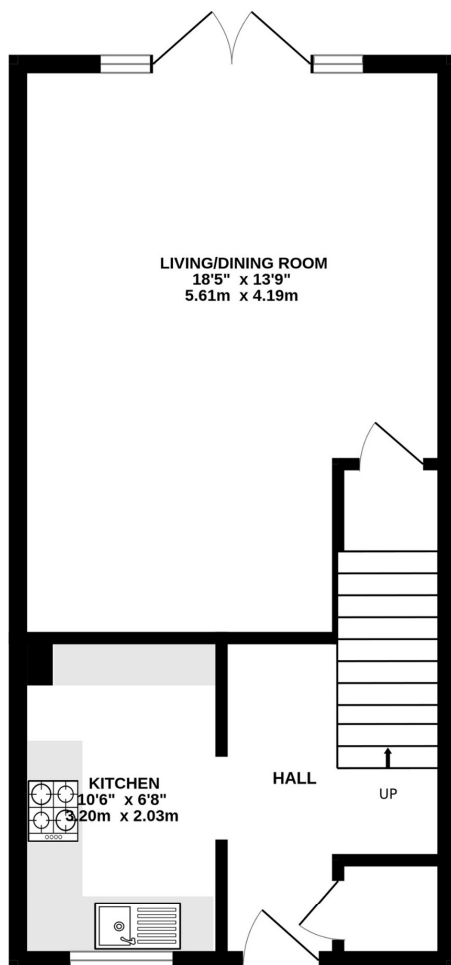
**Bedroom** - 7'10" x 6'3" max (2.4m x 1.9m max)

### Family Bathroom

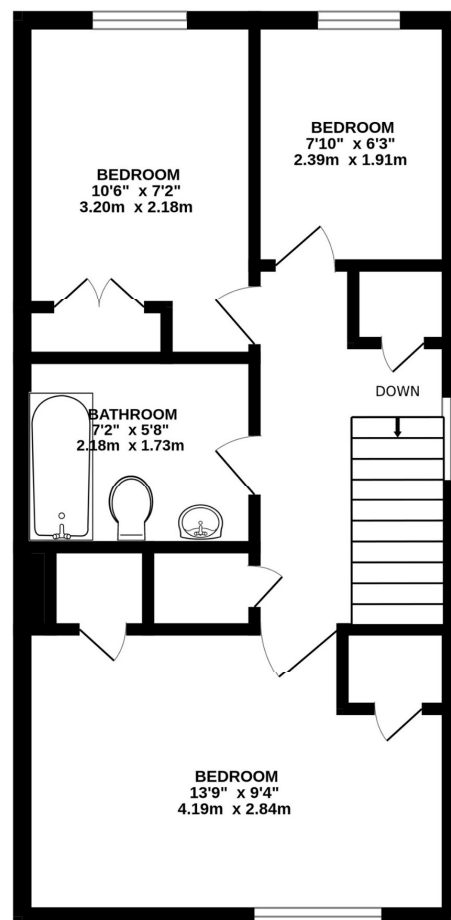
**Garden** - Approx. 45ft



# Handside Close, Worcester Park KT4 8QG INTERNAL FLOOR AREA (APPROX.) 802 sq ft/ 74.5 sq m Garden extends to 45' (13.72m) approximately



GROUND FLOOR

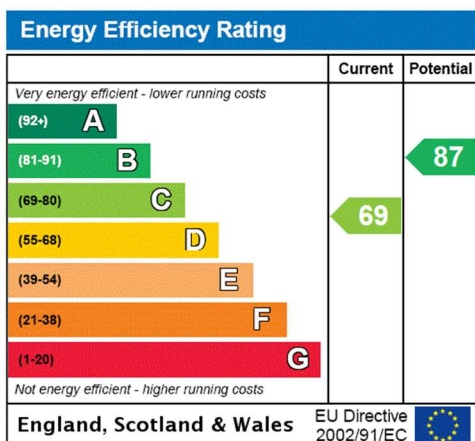


FIRST FLOOR

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