



SOUTHWOOD CLOSE, WORCESTER PARK, KT4
£450,000 FREEHOLD

**A BEAUTIFULLY PRESENTED THREE BEDROOM PROPERTY
SET WITHIN A QUIET CUL-DE-SAC LOCATION AND CLOSE
TO SEVERAL AMENITIES AND TRANSPORT LINKS**

Winkworth

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

winkworth.co.uk

See things differently



Winkworth

AT A GLANCE

- No Onward Chain
- 3 Bedrooms
- Kitchen
- Living/Dining Room
- Conservatory
- Bathroom
- Plenty Of Storage
- Rear and Front Gardens
- Garage
- EPC Rating C
- Council Tax Band D

DESCRIPTION

A beautifully presented and spacious three bedroom family home set within a quiet cul-de-sac location and within easy reach of Worcester Park town centre and North Cheam, both offering several shops, restaurants and amenities.

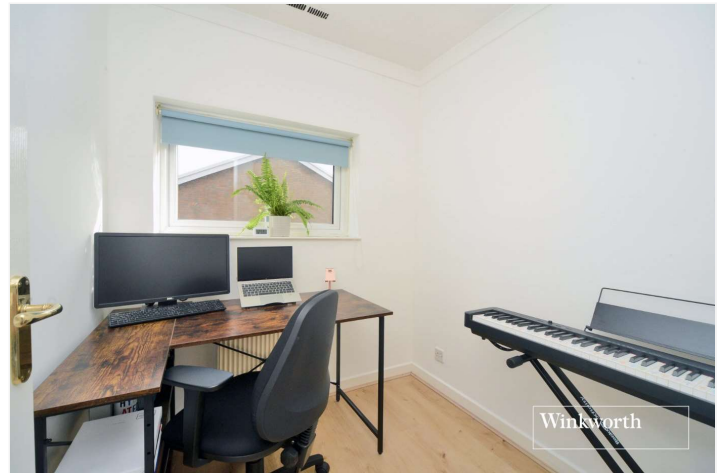
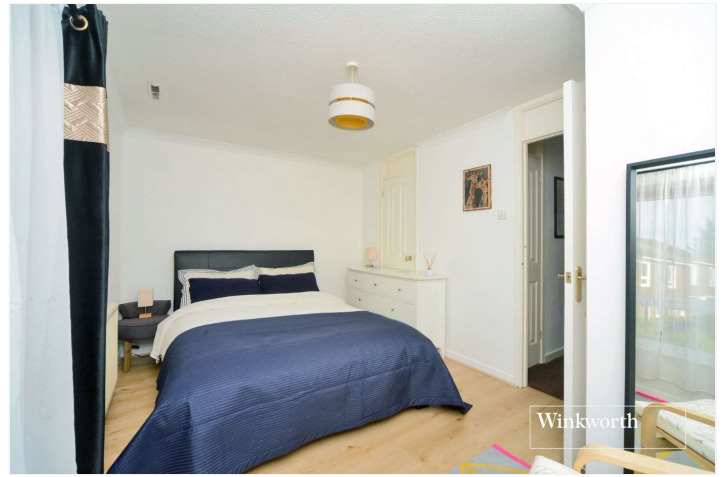
Commuters have the choice of Worcester Park train station, West Sutton station and several bus routes to surrounding areas and Morden Underground station.

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

Accommodation comprises a modern fitted kitchen, a large living and dining room, conservatory overlooking the garden, three well-proportioned bedrooms and the family bathroom.

Externally, the rear garden is high fence enclosed and includes a patio area and there is a garage on bloc.

No onward chain.



ACCOMMODATION

Entrance Porch

Entrance Hall

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

Living/Dining Room - 18'8" x 13'8" max (5.7m x 4.17m max)

Conservatory - 11'5" x 8'8" max (3.48m x 2.64m max)

Bedroom - 13'10" x 9'5" max (4.22m x 2.87m max)

Bedroom - 10'5" x 7'2" max (3.18m x 2.18m max)

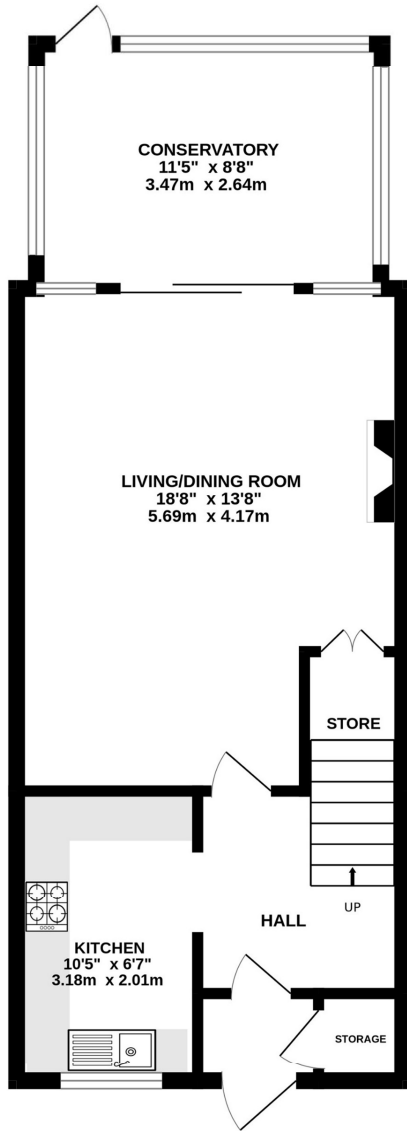
Bedroom - 7'9" x 6'3" max (2.36m x 1.9m max)

Bathroom - 7'4" x 5'6" max (2.24m x 1.68m max)

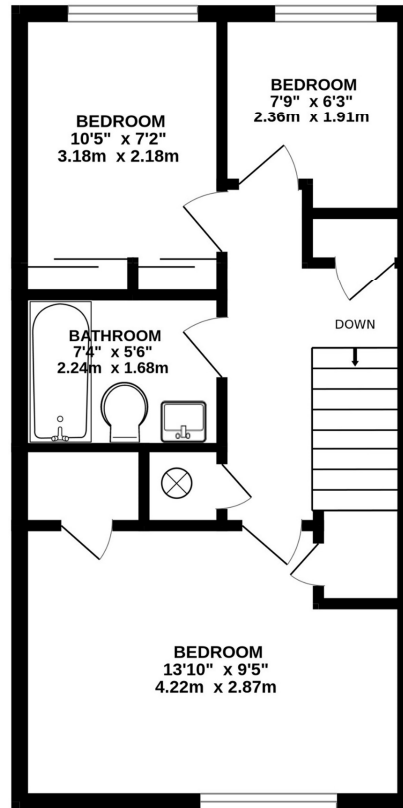
Garden - Approx. 20ft



**Southwood Close,
Worcester Park KT4 8QQ**
INTERNAL FLOOR AREA (APPROX.)
880 sq ft/ 81.7 sq m
Garden extends to 20' (6.10m) approx.



GROUND FLOOR



FIRST FLOOR



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 © 2024.

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		87
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

