

**THE RETREAT, CHEAM COMMON ROAD, WORCESTER PARK, KT4
OFFERS OVER £525,000 FREEHOLD**

**A LOVELY TWO BEDROOM TWO BATHROOM PROPERTY
FEATURING A CONSERVATORY AND SITUATED APPROX.
0.2MILES TO WORCESTER PARK HIGH STREET**

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

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AT A GLANCE

- No Onward Chain
- Two Double Bedrooms
- Spacious Living Room/Dining Room
- Conservatory with Underfloor Heating
- Downstairs WC
- En-Suite Bathroom
- En-Suite Shower Room
- Garden approx. 40ft
- 0.6 Miles to Train Station
- 0.4 Miles to Cheam Common Junior School
- Close to Bus Stops

DESCRIPTION

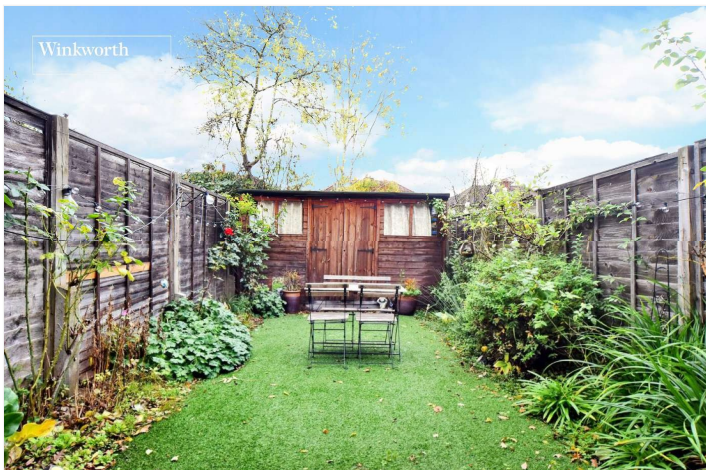
A beautifully presented two double bedroom house featuring two en-suite bathrooms and a landscaped rear garden, ideally located in a quiet development 0.2 miles approx. to Worcester Park high street and 0.6 miles approx. to Worcester Park train station.

The local high street provides a variety of amenities including shops, bars, restaurants, cafés and numerous bus routes to surrounding areas such as Kingston, Sutton and Heathrow. Families will benefit from nearby parkland at Nonsuch Park and Auriol Park, leisure centres and several well-regarded schools including Cheam Common Infant's and Junior Academies and Cheam High School.

The accommodation comprises a spacious entrance hall with storage cupboard and downstairs cloakroom/WC, a fitted kitchen, a spacious living and dining room with double doors to the conservatory, two double bedrooms, and an en-suite shower room and an en-suite bathroom. Other features include underfloor heating in the conservatory and lovely décor throughout.

Externally, the landscaped rear garden has an area of astro turf lawn for ease and maintenance, a patio area ideal for outside dining and an outbuilding which could be an ideal work from home space. To the front, there is a block paved driveway provides off street parking plus visitors parking in The Retreat.

The vendor had advised there is a maintenance charge for The Retreat residents as it is a private road which is paid per quarter at £75.



ACCOMMODATION

Entrance Hall

Living Room - 16'11" x 12'9" max (5.16m x 3.89m max)

Conservatory - 11'6" x 10' max (3.5m x 3.05m max)

Kitchen - 10'4" x 6'9" max (3.15m x 2.06m max)

Cloakroom/WC

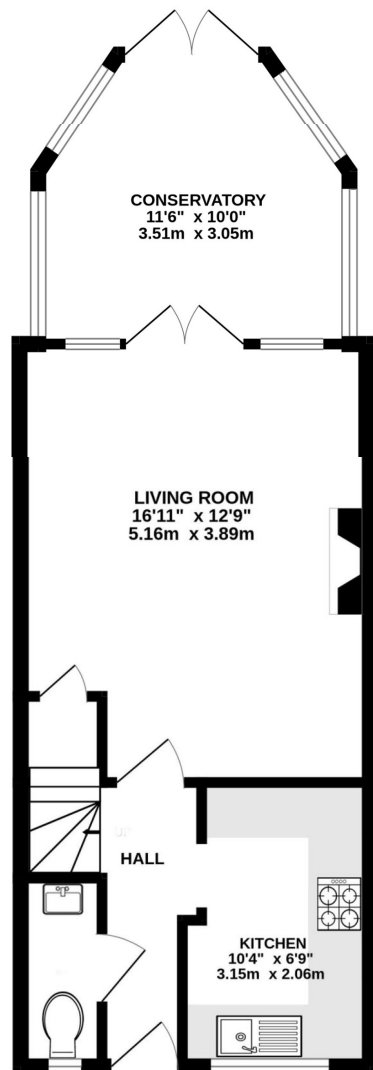
Bedroom - 12'10" x 12'5" max (3.9m x 3.78m max)

En-Suite Shower Room

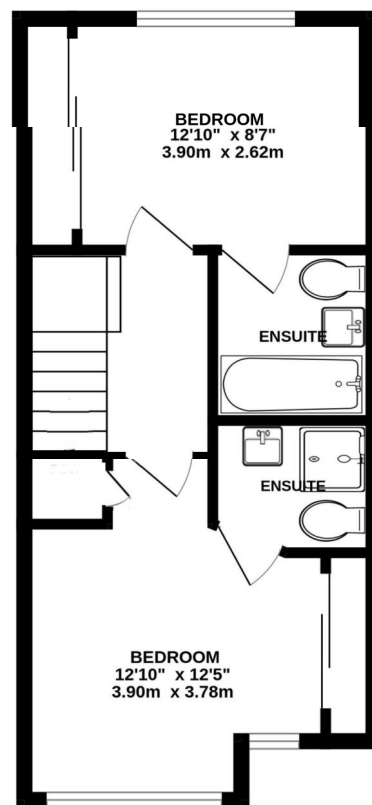
Bedroom - 12'10" x 8'7" max (3.9m x 2.62m max)

En-Suite Bathroom

Garden - Approx. 40ft



GROUND FLOOR



FIRST FLOOR

Cheam Common Road, Worcester Park KT4 8SU

INTERNAL FLOOR AREA (APPROX.) 815 sq ft/ 75.7 sq m

Garden extends to 40' (12.19m) approx.

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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 © 2025.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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