

COTSWOLD WAY, WORCESTER PARK, KT4

£525,000 FREEHOLD

A CHARMING THREE BEDROOM HOME, CONVENIENTLY LOCATED FOR THE SHOPS, AMENITIES AND TRANSPORT LINKS OF BOTH WORCESTER PARK TOWN CENTRE AND NORTH CHEAM. SEVERAL WELL REGARDED SCHOOLS ARE ALSO CLOSE BY.

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

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See things differently



AT A GLANCE

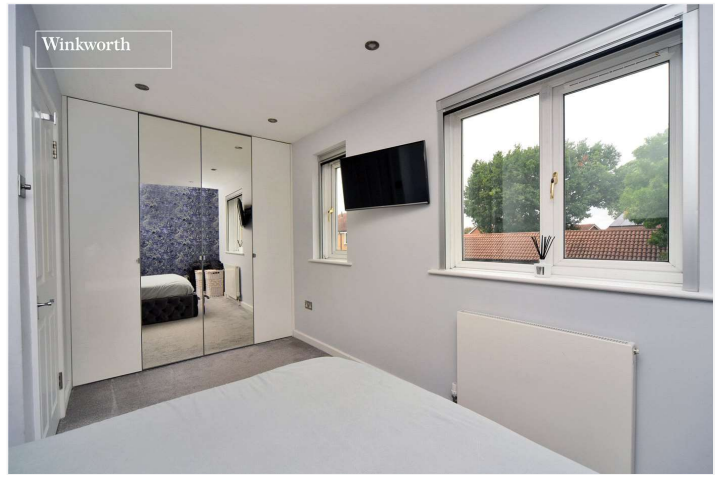
- 3 Bedrooms
- Living/Dining Room
- Kitchen
- Downstairs WC
- Family Bathroom
- Rear Garden
- Off Street Parking
- No Onward Chain

DESCRIPTION

A charming three bedroom home with a location within reach of both Worcester Park town centre and North Cheam, of which offer a wide choice of shops, restaurants and amenities including Worcester Park Zone 4 train station and bus services to surrounding towns including Morden with its Northern Line tube station. Several well regarded schools are also close by, including Dorchester Primary, St Cecilia's Primary, Cheam High and Nonsuch High School for Girls.

Features on the ground floor include a spacious, open plan living/dining room, with patio doors overlooking the rear garden, a fitted kitchen and downstairs WC. Upstairs, the property offers two double bedrooms, a well sized third bedroom and family bathroom. Outside, the property benefits from a rear garden which extends to around 30 feet. The property also benefits from private allocated parking, opposite the property.

No onward chain.



ACCOMMODATION

Living/Dining Room - 17'7" x 14'8" Max (5.36m x 4.47m Max)

Kitchen - 9'9" x 8' (2.97m x 2.44m)

Downstairs WC

Bedroom - 14'7" x 9'2" Max (4.45m x 2.8m Max)

Bedroom - 11'8" x 7'10" (3.56m x 2.4m)

Bedroom - 9'9" x 6'5" (2.97m x 1.96m)

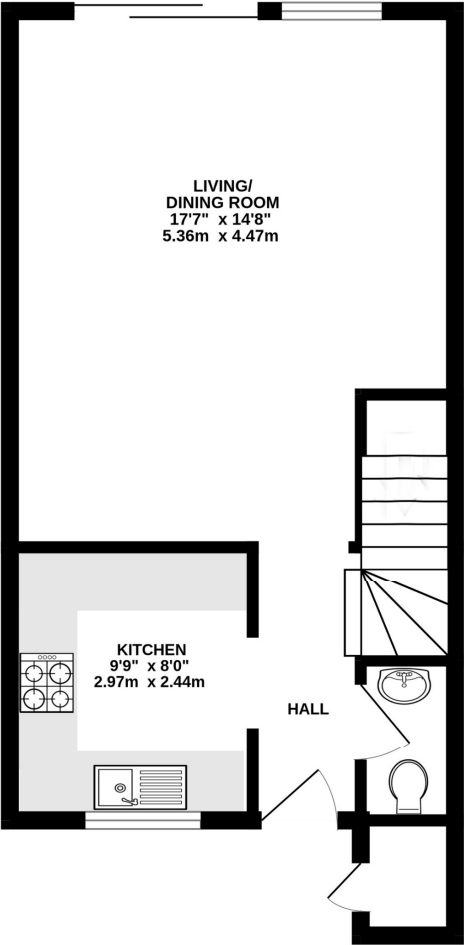
Family Bathroom - 7'10" x 6'3" Max (2.4m x 1.9m Max)

Rear Garden - Approx 30 feet

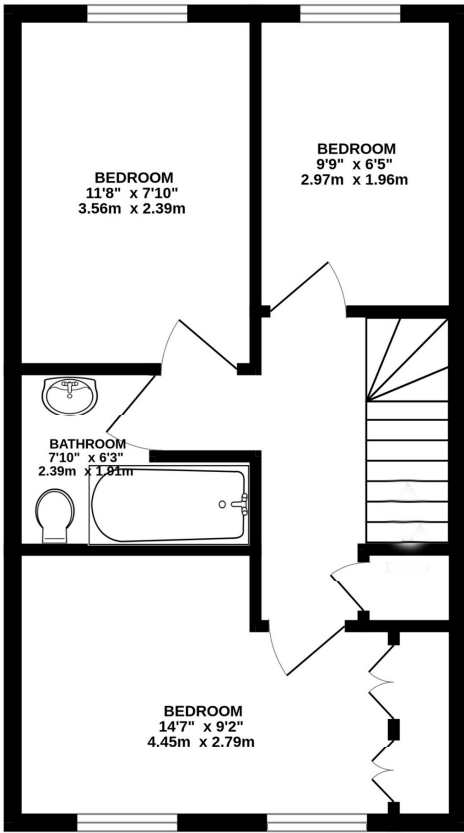
Off Street Parking

No Onward Chain

Cotswold Way, Worcester Park KT4 8LL
INTERNAL FLOOR AREA (APPROX.) 802 sq ft/ 74.5 sq m
Garden extends to 30' (9.14m), approximately



GROUND FLOOR



FIRST FLOOR

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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.
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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