



**THE RETREAT, CHEAM COMMON ROAD, WORCESTER PARK, KT4  
OIEO £500,000 FREEHOLD**

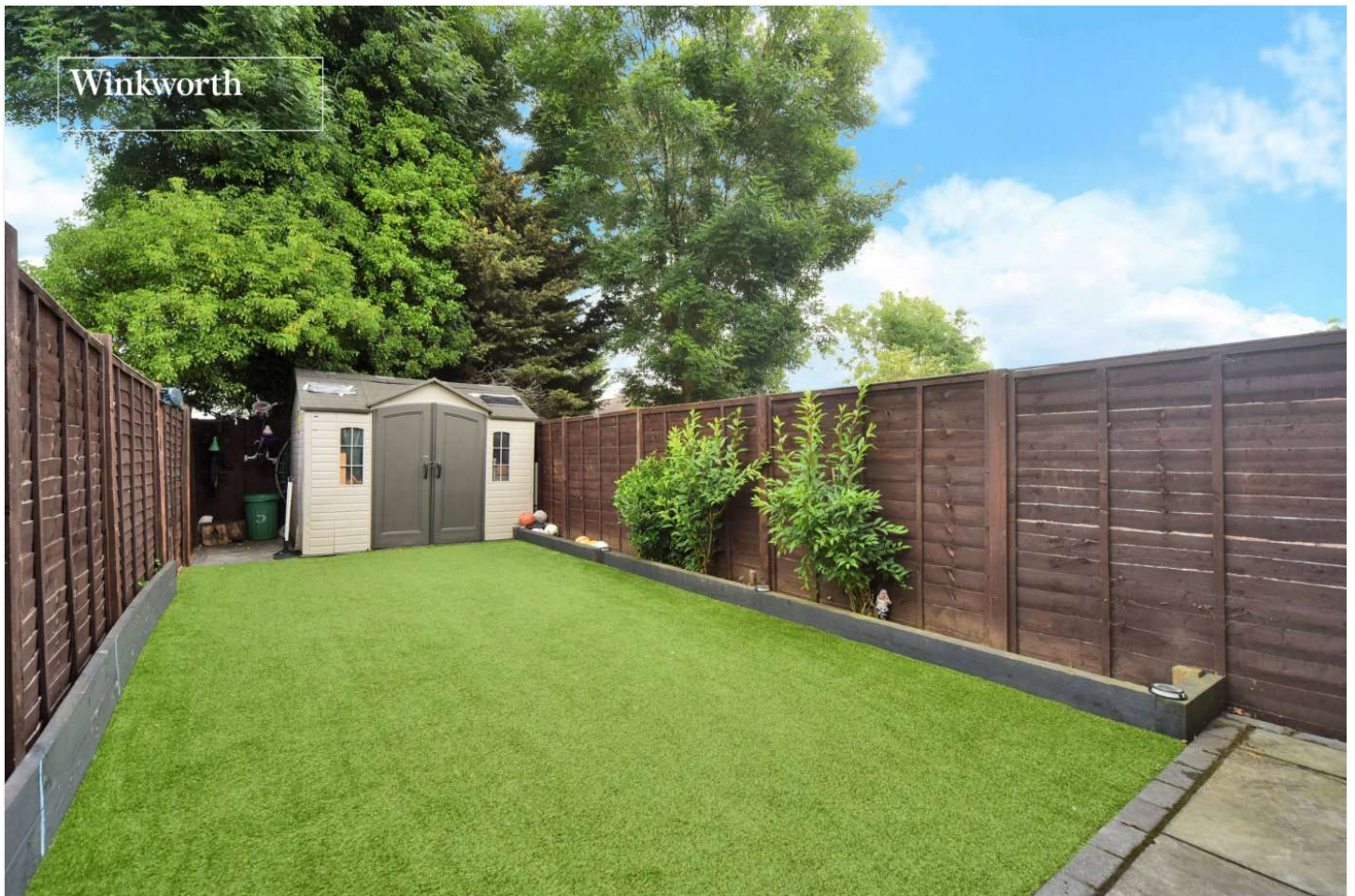
**A BEAUTIFULLY PRESENTED TWO BEDROOM PROPERTY  
SITUATED WITHIN EASY REACH OF WORCESTER PARK  
HIGH STREET AND ZONE 4 TRAIN STATION**

**Winkworth**

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## AT A GLANCE

- Two Double Bedrooms
- Modern Fitted Kitchen
- Open Plan Living/Dining Room
- Cloakroom/WC
- En-Suite Shower/WC
- En-Suite Bathroom
- Landscaped Rear Garden
- Off Street Parking
- Walking Distance of High Street
- Zone 4 Train Station
- EPC Awaited

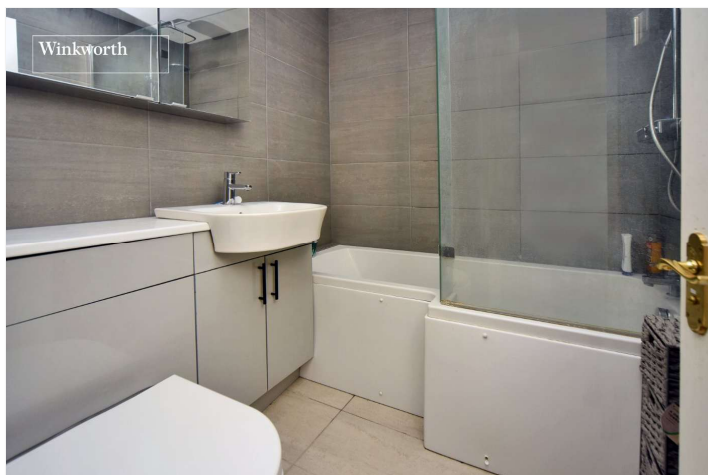
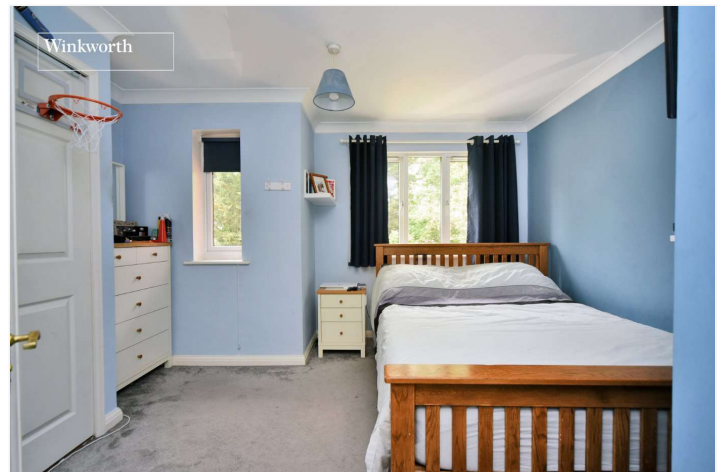
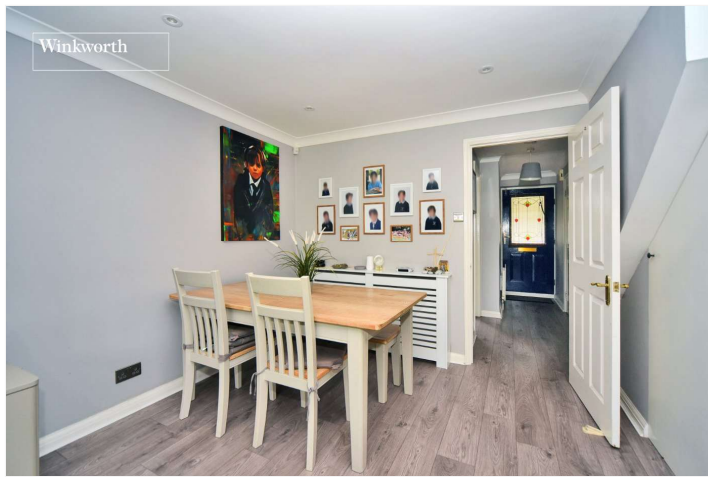
## DESCRIPTION

This wonderfully refurbished family home features a landscaped rear garden and allocated parking and is ideally situated in quiet cul-de-sac, within easy reach of Worcester Park high street and several well-regarded schools.

The local high street provides an array of amenities including shops, restaurants, cafes and bus routes towards Kingston, Sutton and Heathrow. Worcester Park Zone 4 train station is within easy reach and provides fast and frequent services to Central London. 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.

The accommodation comprises a spacious entrance hall with downstairs cloakroom/WC, a front aspect modern kitchen, a dual aspect large living room/dining room with double doors to the rear garden, two well-proportioned double bedrooms, an en-suite bathroom and an en-suite shower room (agents notes - please refer to us regarding the en-suite shower room). The current owners have renovated the property, to include a new kitchen, new flooring, and decoration throughout.

Externally, the low maintenance rear garden has been landscaped to include an area of astro turf lawn, borders for plants and shrubs and features an outbuilding at the end of the garden ideal for storage. To the front, the driveway provides off street parking.



## ACCOMMODATION

### Entrance Hall

**Kitchen** - 10'7" x 6'7" max (3.23m x 2m max)

**Living/Dining Room** - 16'10" x 12'9" max (5.13m x 3.89m max)

### Cloakroom/WC

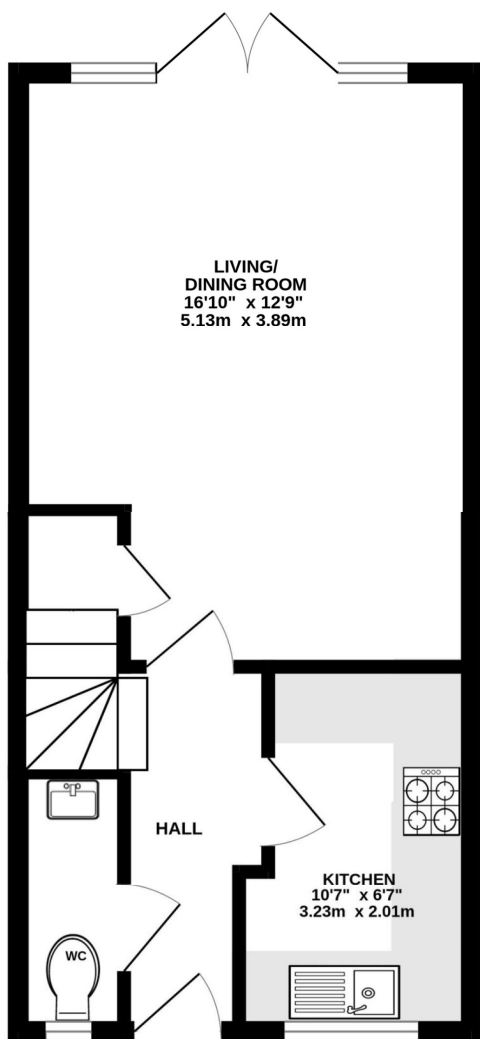
**Bedroom** - 12'9" x 12'5" max (3.89m x 3.78m max)

**En-Suite Shower/WC** - 5'10" x 5' max (1.78m x 1.52m max)

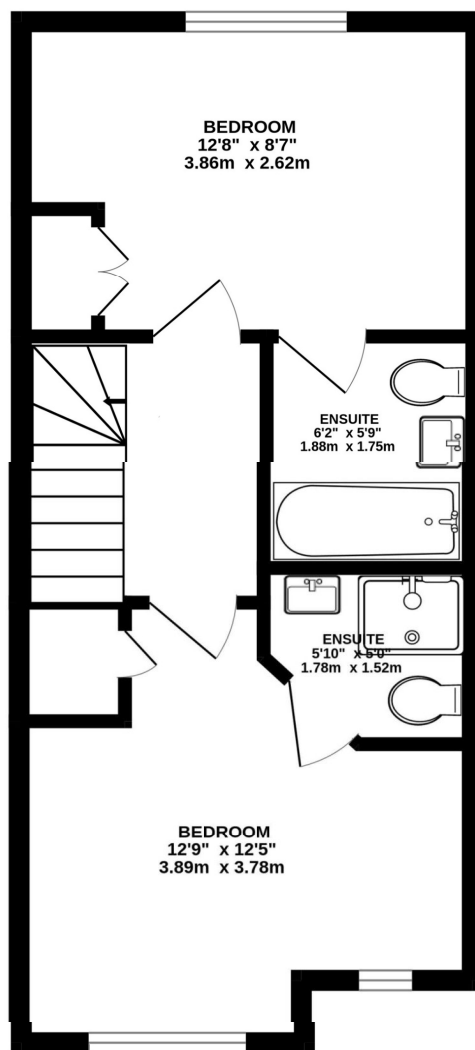
**Bedroom** - 12'8" x 8'7" max (3.86m x 2.62m max)

**En-Suite Bathroom** - 6'2" x 5'9" max (1.88m x 1.75m max)

**Garden** - Approx. 40ft



GROUND FLOOR



FIRST FLOOR

**Cheam Common Road, Worcester Park KT4 8SU**

INTERNAL FLOOR AREA (APPROX.) 710 sq ft/ 66.0 sq m

Garden extends to 40' (12.19m) approx.

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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.

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