

**COTSWOLD WAY, WORCESTER PARK, KT4  
£550,000 FREEHOLD**

**A LOVELY SEMI-DETACHED FAMILY HOME FEATURING  
THREE WELL-PROPORTIONED BEDROOMS, A SOUTHERLY  
ASPECT REAR GARDEN AND TWO PARKING SPACES**

**Winkworth**

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## AT A GLANCE

- Semi-Detached Family Home
- Three Good-Sized Bedrooms
- Spacious Living/Dining Room
- Separate Modern Fitted Kitchen
- Conservatory Overlooking the Rear Garden
- Cloakroom/WC
- Family Bathroom
- Manageable Southerly Aspect Rear Garden
- Two Allocated Parking Spaces
- 0.3mile Approx from 93 Bus Stop
- 0.8mile Approx from Worcester Park high street
- Close to Well-Regarded Schools

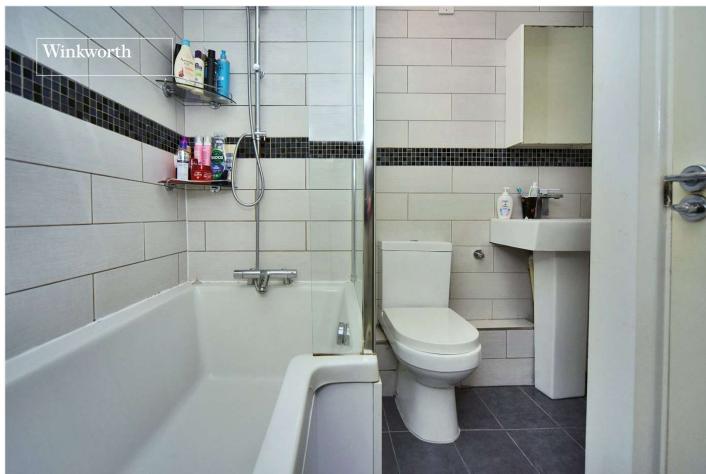
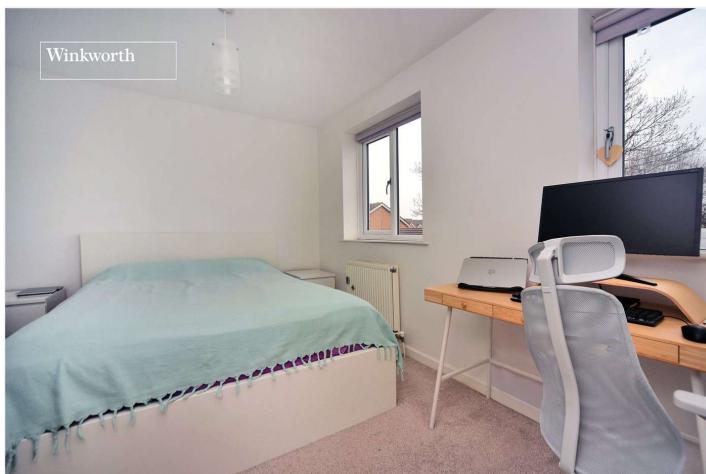
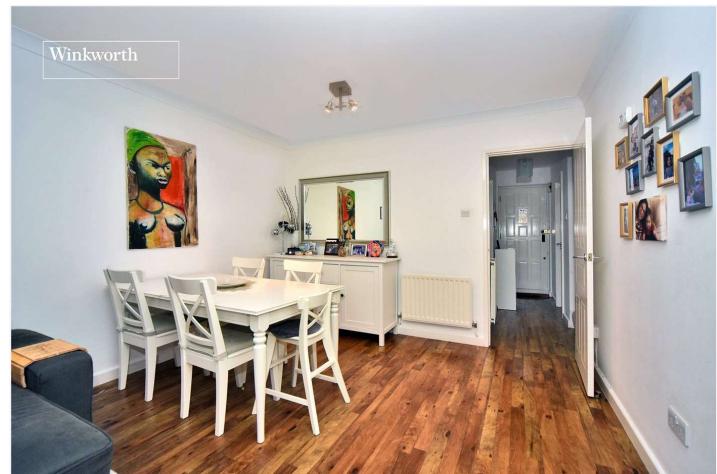
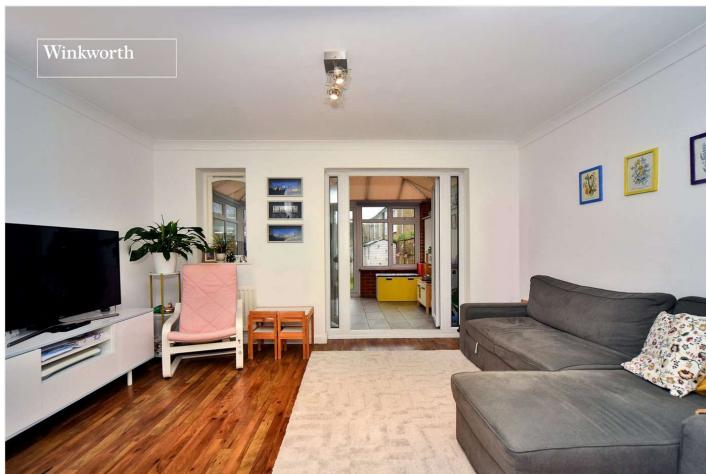
## DESCRIPTION

Situated in a quiet development, approx. 0.8mile from Worcester Park high street and approx. 0.3mile from North Cheam, this well-presented semi-detached family home, benefits from three well-proportioned bedrooms, two allocated parking spaces and a southerly aspect rear garden.

The accommodation on the ground floor comprises a spacious entrance hall with downstairs cloakroom/WC, a front aspect modern fitted kitchen, a vast living room with space for dining table and chairs and double doors leading to the conservatory. Upstairs, there are three bedrooms and the family bathroom. Other features include storage cupboards and useful loft space.

Externally, the low maintenance rear garden is high fence enclosed for privacy, offers an area of lawn and a patio area at the end of the garden ideal for outside dining and socialising. A front walled garden provides an attractive approach to the property and leads to convenient side access. The property also has the benefit of two allocated parking spaces close by.

Locally, Worcester Park high street and North Cheam, 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.



## ACCOMMODATION

### Entrance Hall

**Kitchen** - 9'10" x 7'11" max (3m x 2.41m max)

**Living/Dining Room** - 17'5" x 14'6" max (5.3m x 4.42m max)

**Conservatory** - 13'7" x 9'10" max (4.14m x 3m max)

### Cloakroom/WC

**Bedroom** - 14'8" x 9'2" max (4.47m x 2.8m max)

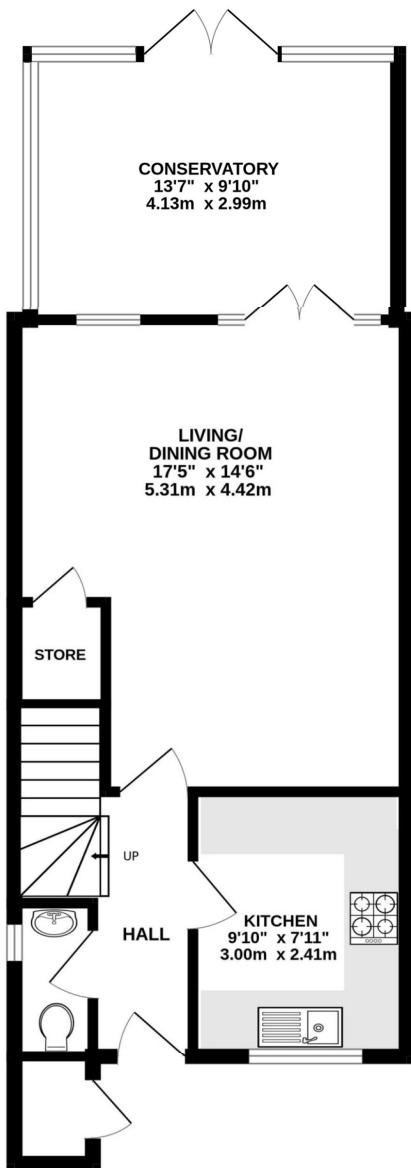
**Bedroom** - 11'9" x 7'11" max (3.58m x 2.41m max)

**Bedroom** - 10' x 6'5" max (3.05m x 1.96m max)

**Bathroom** - 8'3" x 6'3" max (2.51m x 1.9m max)

**Garden** - Approx. 30ft



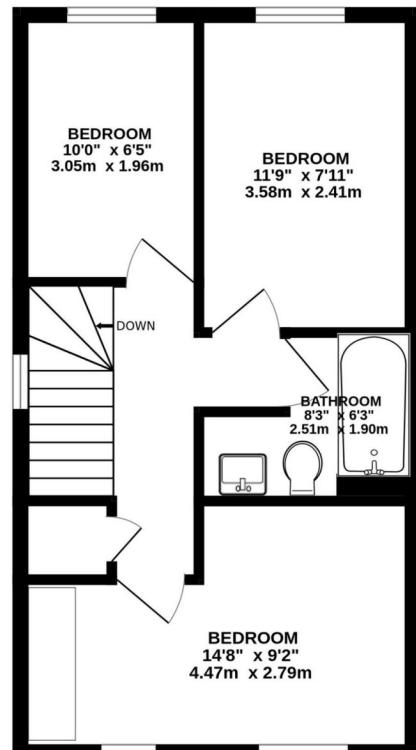


GROUND FLOOR

**Cotswold Way, Worcester Park KT4 8LL**

INTERNAL FLOOR AREA (APPROX.) 945 sq ft / 87.8 sq m

Garden extends to 30' (9.14m) approx.



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. 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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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