



KAYBRIDGE
RESIDENTIAL



Southwood Close, Worcester Park, Surrey, KT4 8QH
Offers in excess of £425,000

Southwood Close, Worcester Park, Surrey, KT4 8QH

- End Of Terrace Bungalow
- Newley Build Bungalow
 - Solar Panel
 - 2 Double Bedroom
- Quiet Cul de Sac Location
- Well Maintained Private Estate
 - Front and Rear Garden

Situated in a quiet cul-de-sac location, an attractive and stylish 3 year old family home. This newly build property enjoys two double bedrooms and two bathrooms, a generous living room and a contemporary kitchen. There is a pretty landscaped rear garden

Situated in a quiet cul-de-sac location, an attractive and stylish 3 year old family home. This super property enjoys two double bedrooms and two bathrooms, a generous living room and a contemporary kitchen. There is a pretty landscaped rear garden and a garage in a block. Early viewing is advised.

Worcester Park's attractive & bustling High Street

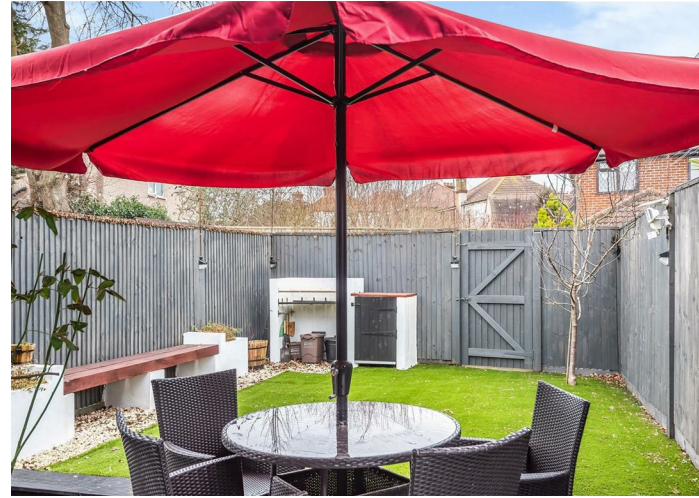




enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Costa, Caffè Nero, Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and a diverse array of eateries to satisfy most culinary requests. Young families are attracted to Worcester Park's plethora of high performing schools and no less than seven parks including the vast and picturesque Nonsuch Park, formally the site of Henry VIII's Nonsuch Palace.

Location

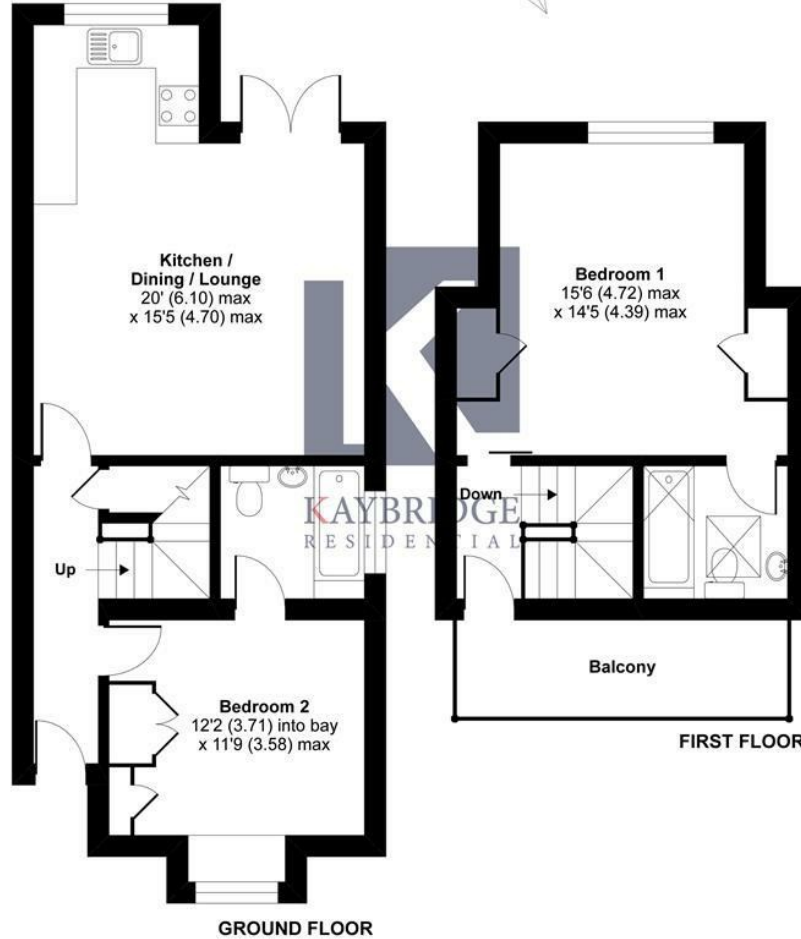
Worcester Park is located on the borders of Surrey & South West London. Located just 10 miles from Central London, Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Gatwick & Heathrow Airports. Local bus services will get you to Morden's Northern Line Station in approx. 15 minutes.



Southwood Close, Worcester Park, KT4

Approximate Area = 826 sq ft / 76.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Kaybridge Residential Ltd. REF: 694190

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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