

WILLIAMS  
HARLOW

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## Winchester Mews Worcester Park, Surrey KT4 8QL

WILLIAMS HARLOW ESTATE AGENTS OF CHEAM ARE PLEASED TO OFFER this stunning modern four year old semi detached eco friendly property built by Denton Homes to a high specification. There is a fully fitted kitchen with integrated appliances, spacious living room, two double bedrooms and two allocated parking spaces alongside visitor bays. Located in a quiet cul-de-sac within walking distance of Worcester Park mainline station, public transport routes and popular local schools nearby. NO ONWARD CHAIN

Offers In Excess Of £485,000 - Freehold





## FRONT DOOR

Giving access through to:

## ENTRANCE HALL

Stairs rising to the first floor. Understairs storage cupboard.

## DOWNSTAIRS WC

WC with concealed cistern. Wash hand basin. Radiator. Part tiled walls and tiled floor.

## KITCHEN

3.86m x 2.16m (12'8 x 7'1)

Modern luxury kitchen with all modern appliances integrated with plenty of low and eye level units, fitted double electric oven fitted gas hob and stainless steel overhead extractor, granite work surfaces, tiled flooring .

Double glazed window to front aspect

## LOUNGE/DINING ROOM

4.70m x 4.17m (15'5 x 13'8)

Spacious lounge stretching the full width of the property with double french doors leading directly into the rear garden, double radiator .

## FIRST FLOOR ACCOMMODATION

### LANDING

### BEDROOM 1

4.17m x 3.68m (13'8 x 12'1)

Double bedroom double glazed window overlooking the private road to the front

### BEDROOM 2

4.17m x 3.68m (13'8 x 12'1)

Double bedroom double glazed window overlooking the private rear garden, with built-in wardrobe

### BATHROOM

Luxury Family bathroom with shower over bath, WC, hand basin and heated towel rail tiled flooring.

### OUTSIDE

Integrated solar roof panels.

### FRONT

There is a pathway providing access to the front door which continues to the side of the property giving access to the rear garden. There is also a small area of lawn.

### PARKING

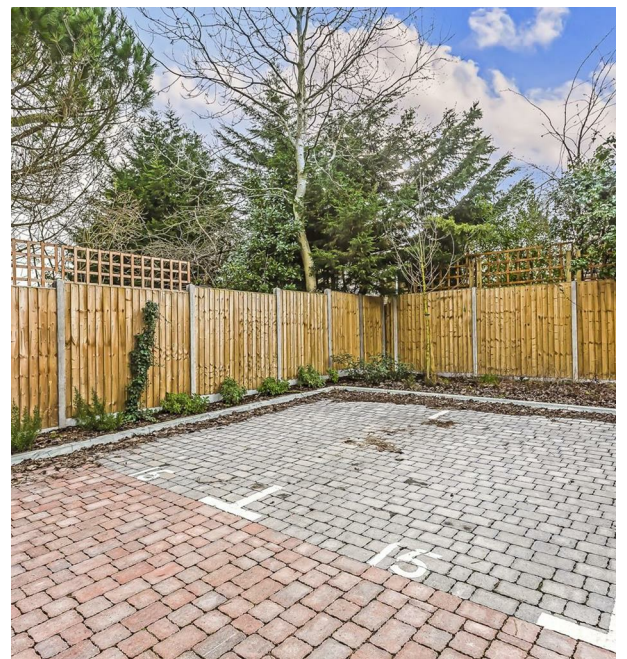
There are two allocated parking spaces.

## REAR GARDEN

The rear private garden is mainly laid to lawn with a patio area. There is useful side access. Under lawn rainwater reservoir.

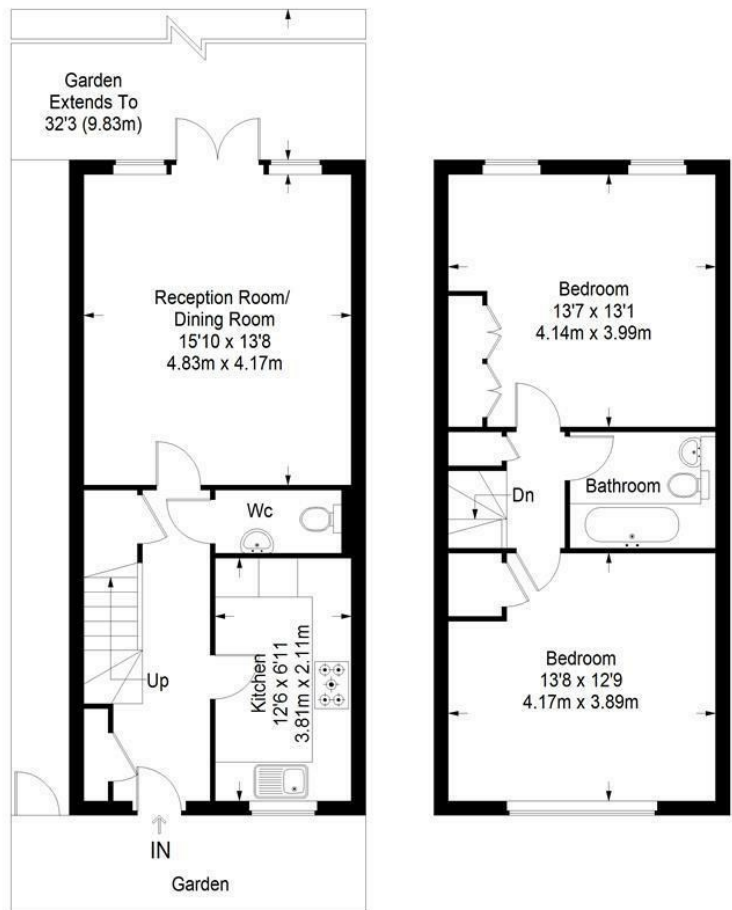
## SERVICE CHARGE FOR PRIVATE ROAD

To be advised.





### Winchester Mews Worcester Park



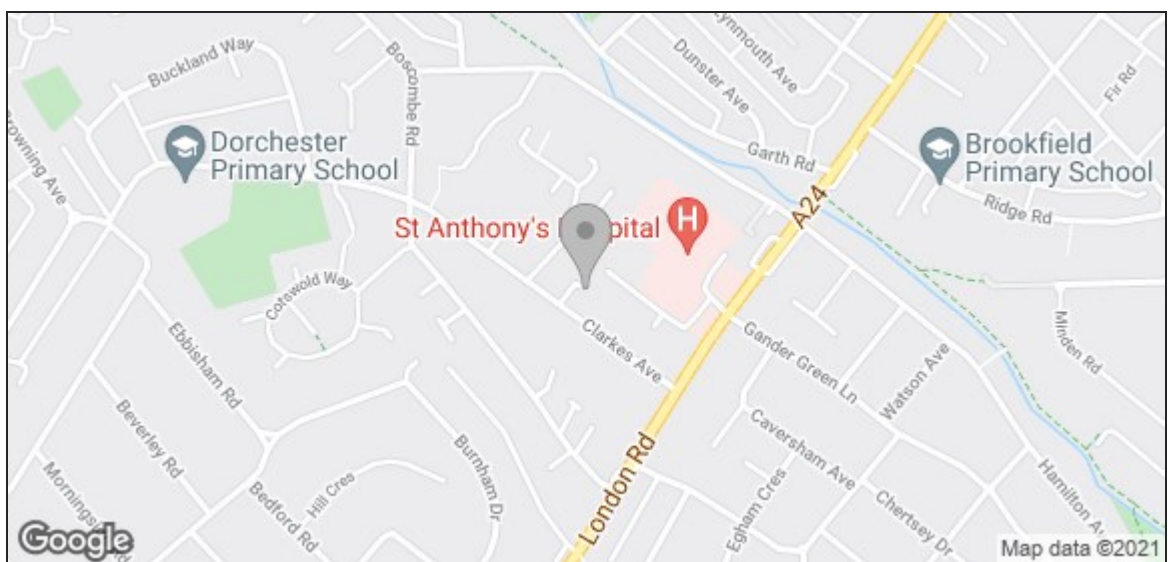
**Ground Floor = 447 sq ft**

**First Floor = 443 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 447 sq ft / 41.53 sq m  
 FIRST FLOOR = 443 sq ft / 41.15 sq m  
 Total = 890 sq ft / 82.68 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		87	89
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		89	91
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	