

**WILLIAMS  
HARLOW**

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## Winchester Mews Worcester Park, 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.

£500,000 - Freehold



## FRONT DOOR

Giving access through to:

## ENTRANCE HALL

Stairs rising to the first floor. Understairs storage cupboard.

Concealed radiator.

## 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 integrated appliances with plenty of low and eye level units. Fitted double electric oven, fitted gas hob with glass splashback and stainless steel overhead extractor. Tiled floor. Double glazed window to front aspect.

## LOUNGE/DINING ROOM

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

Spacious lounge with double french doors leading directly onto the rear garden. Double radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

### BEDROOM ONE

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

Double bedroom. Double glazed window with front aspect.

### BEDROOM TWO

4.17m x 3.66m (13'8 x 12'0)

Double bedroom. Double glazed window overlooking rear garden, Built in wardrobe.

### BATHROOM

Luxury family bathroom. Shower over bath. WC. Wash hand basin. Heated towel rail. Tiled flooring.

### OUTSIDE

Integrated roof solar 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 to the front.

### PARKING

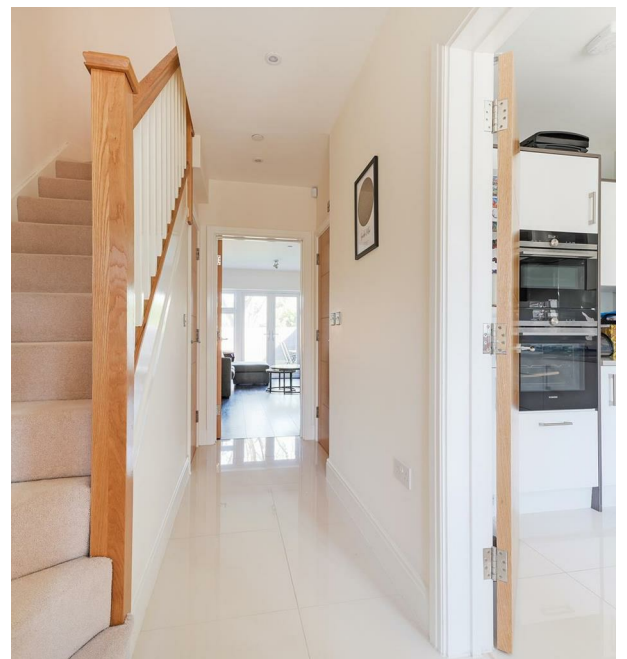
There are two allocated parking spaces.

## REAR GARDEN

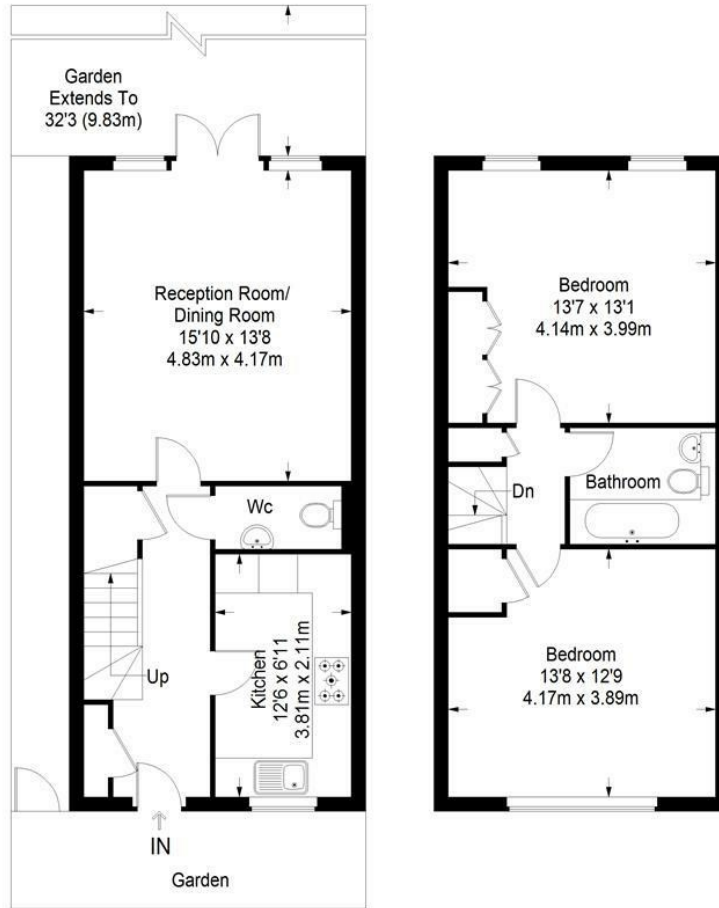
There is a patio immediately to the rear with the remainder of the garden mainly laid to lawn. Garden shed. Under lawn rainwater reservoir.

## SERVICE CHARGE FOR PRIVATE ROAD

To be confirmed.



## Winchester Mews Worcester Park



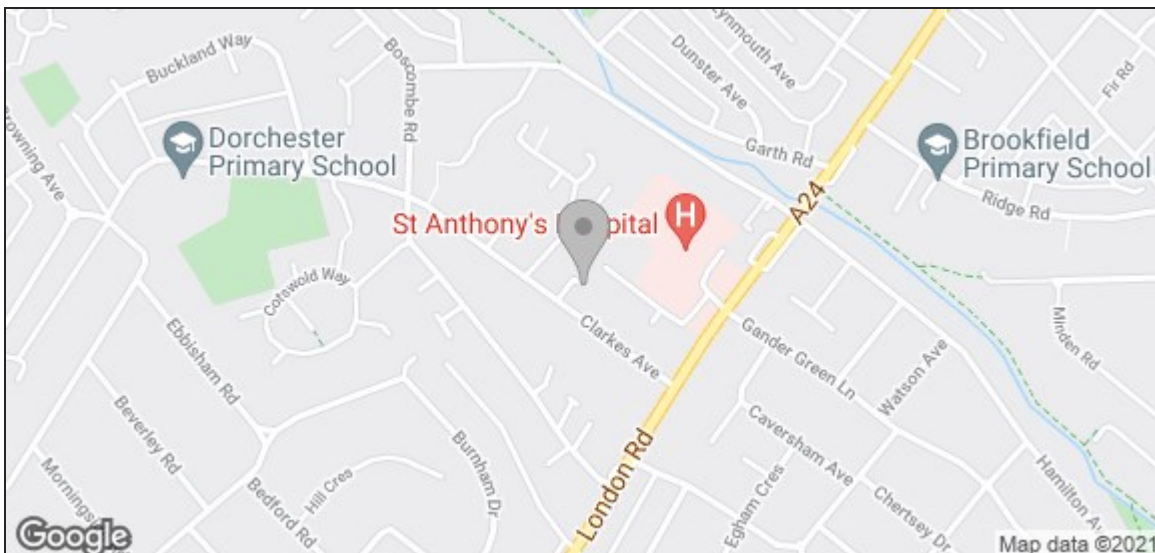
Ground Floor = 447 sq ft

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
87	89
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (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> (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	
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