



KAYBRIDGE
RESIDENTIAL



Glyn Road, Worcester Park, Surrey, KT4 8SD
Offers in excess of £725,000

Glyn Road, Worcester Park, Surrey, KT4 8SD

- Between Worcester Park and North Cheam
 - Semi-Detached House
 - Four Bedrooms
 - Open plan Kitchen / Breakfast Room
 - Two Reception Rooms
 - Down stairs bedroom with En-Suite Shower Room
 - Large Patio Area
 - Great Schools

This stunning four bedroom family home is set within a sought after tree lined road that allows easy access to both Worcester Park and North Cheam town centres with their many shops, restaurants, transport links and local top local schools .

The property flows very well downstairs, the ground floor compromises of two reception rooms, the front room has the added benefit of a fireplace to enjoy cosy nights in, a large modern open-plan kitchen/dinner which is great for entertaining leading into bright conservatory with double doors opening onto the large secluded patio

In addition, the property benefits from a ground floor fourth bedroom/Annex with an en-suite shower room.





To the first floor are three generously proportioned bedrooms and a family bathroom.

This property would suit any growing family looking for their forever home that is situated in a great residential area surrounded by leafy parks

Local Area

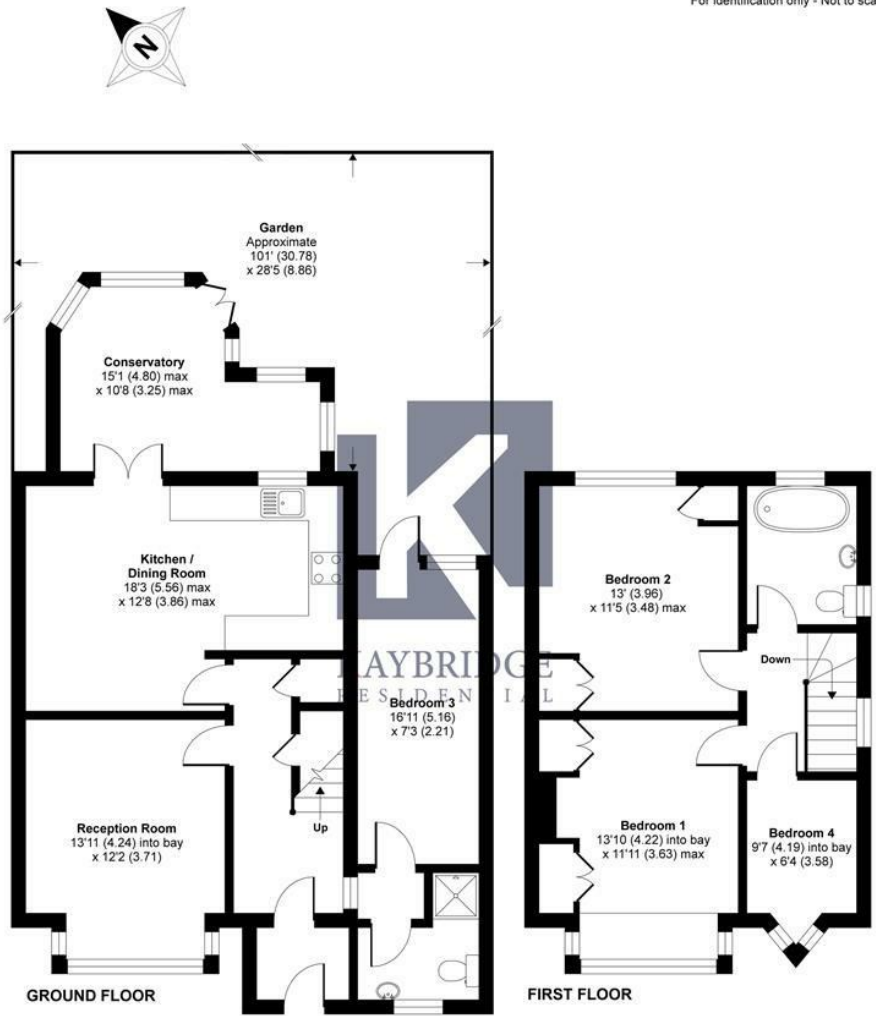
Worcester Park's attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Costa, Caffè Nero, Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and a diverse array of eateries to satisfy 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.



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Approximate Area = 1306 sq ft / 121.3 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). © richcom 2021. Produced for Kaybridge Residential Ltd. REF: 739639

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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