



KAYBRIDGE  
RESIDENTIAL



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18b Grafton Close, Worcester Park

Worcester Park

In Excess of £999,950



# 18b Grafton Close

Worcester Park, Worcester Park

- A Truly Stunning Detached Family Home
- Utility Room
- Four Bedrooms & Three Bathroom
- Open Plan Kitchen/Dining/Family Room
- Free Flowing Spacious Living Accommodation
- Recently Extended & Fully Refurbished To A High Standard
- Luxury Bathroom & Separate Shower Room
- Great Transport Links to London
- Excellent Schools Position
- Sought After Location

Kaybridge Residential are delighted to welcome to the market this spacious and beautifully extended four bedroom detached family home. This house offers light, airy and open living spaces, whilst still providing welcome solutions to practical family living, all with being easy to maintain whilst having a luxury finish and is ready to move in too.

The home has been extended to a very high standard by current owner, as you enter the property you are greeted with a welcoming entrance hall. On the front of the property you will find the fifth bedroom / study and the front reception room which opens up into the large modern and contemporary kitchen diner with bi-fold doors along the rear leads you onto patio area, which offers fantastic entertaining and social space for the whole family. In addition to this you have a separate utility room and WC.

On the first floor you will find four bedrooms and family bathroom with one being the master bedroom with en-suite. The home also benefits from







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Worcester Park, Worcester Park

Worcester Park's attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Costa, Caffè Nero, Nandos, 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.

Council Tax band: G

Tenure: Freehold





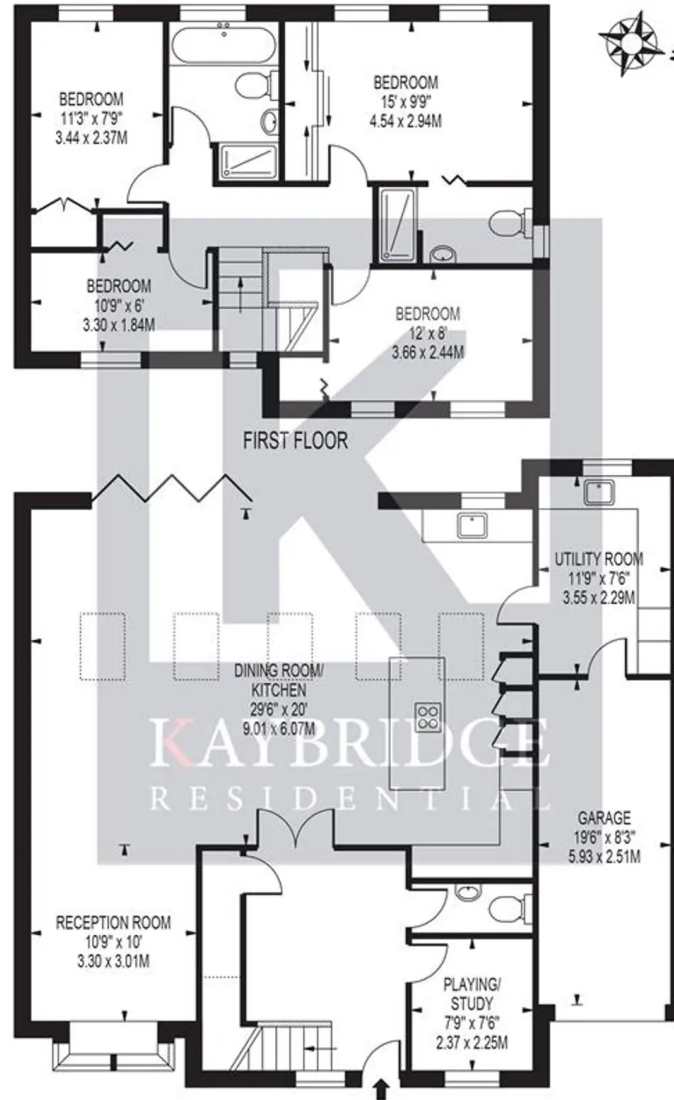




# GRAFTON CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1869 SQ FT - 173.67 SQ M  
(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 160 SQ FT - 14.88 SQ M



FIRST FLOOR

GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.





## Kaybridge Residential Epsom

Kaybridge Residential Estate Agents, 23 Stoneleigh Broadway - KT17 2JE

02080040474 • [info@kbridge.co.uk](mailto:info@kbridge.co.uk) • [www.kaybridgeresidential.co.uk/](http://www.kaybridgeresidential.co.uk/)