



Wolsey Close

Worcester Park

£350,000



## Wolsey Close

### Worcester Park

- First floor maisonette
- Private enclosed garden
- Close proximity to Stoneleigh mainline station
- Short walk to good local schools
- Immaculately presented
- Cul-de-sac location

Nestled in a tranquil cul-de-sac location, this immaculately presented 2 bedroom first-floor maisonette offers a perfect blend of comfort and convenience. Boasting a private enclosed garden, this charming property features two spacious double bedrooms, ideal for a growing family or professionals seeking ample space. With close proximity to Stoneleigh mainline station and a short walk to good local schools, this residence is perfectly positioned for those seeking easy access to transportation and educational facilities.



Stepping outside, the property unveils a peaceful oasis in the form of a private enclosed garden, providing a serene escape for relaxation and entertaining. The outdoor space offers a delightful retreat for al fresco dining or enjoying the fresh air in a secluded setting surrounded by greenery. Whether unwinding after a long day or hosting gatherings with loved ones, this garden provides the perfect backdrop for creating lasting memories in a peaceful and private outdoor environment.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

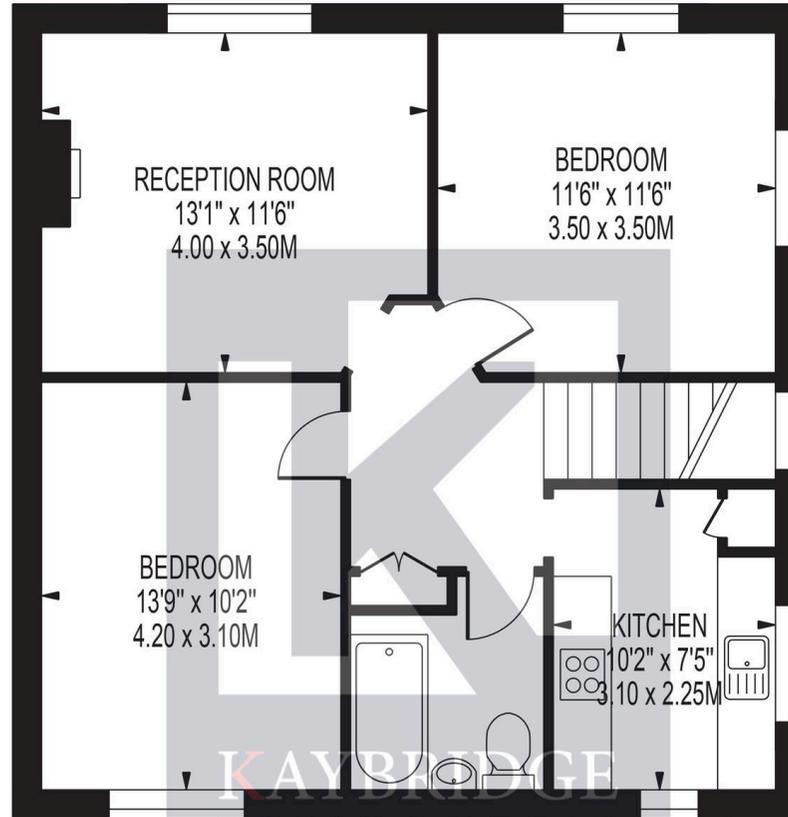
EPC Environmental Impact Rating: D



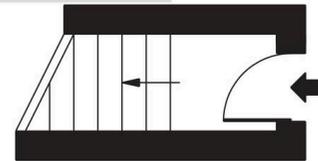


# WOLSEY CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 663 SQ FT - 61.63 SQ M



FIRST FLOOR



GROUND FLOOR  
ENTRANCE

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/)

The information contained in this brochure is provided for general guidance and marketing purposes only. While every effort has been made to ensure the accuracy of the details provided, Kaybridge Residential cannot guarantee that all information is correct, complete, or up-to-date. Property Details: The descriptions, floor plans, dimensions, and photographs are intended to give a general overview of the property and may not represent its precise condition or layout. Prospective buyers are advised to