



KAYBRIDGE
RESIDENTIAL



Wolsey Close, Worcester Park, Surrey, KT4 7EF

Asking price £320,000

Wolsey Close, Worcester Park, Surrey, KT4 7EF

- Two double bedrooms
- Cul de Sac location
- First Floor Maisonette
- Well Presented Throughout
- Sought After Area Close To Stoneleigh Station
- Spacious Reception Room
- Loft access/storage space
- Private rear garden

This beautifully presented two double bedroom first floor maisonette, which has been tastefully decorated by the current owners, is ideally situated in this quiet residential cul-de-sac between Worcester Park and Stoneleigh, within easy walking distance of shops, good schools as well as Worcester Park and Stoneleigh stations.

The stunning property has a spacious reception room to the front, a master double bedroom to the front with double aspect windows allowing in lots of natural light, a second bedroom to the rear with a view of the garden, modern bathroom with overhead shower over bath and a newly fitted kitchen. In addition, the property benefits from gas central heating and double glazing throughout.





Outside the property there is a good size rear garden, which is mainly laid to lawn. Internal viewing is highly recommended.

Local Area

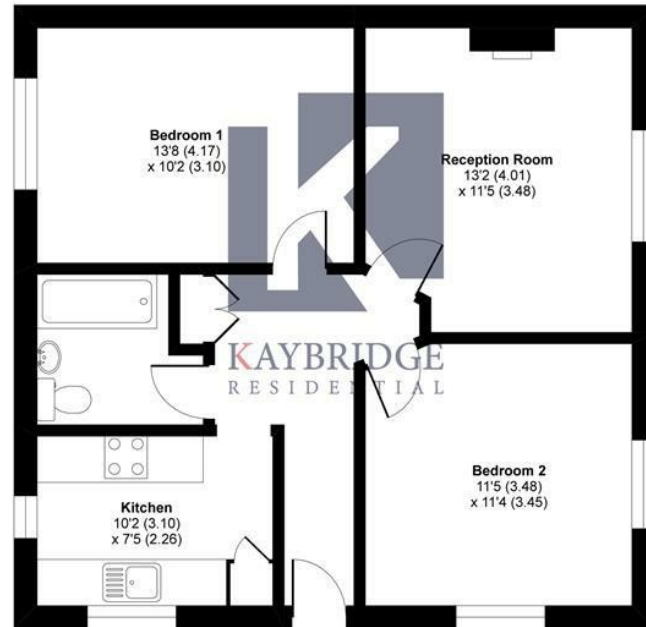
Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes which departs every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Gatwick & Heathrow Airports. Local bus services will get you to Morden's Northern Line Station in approx 15 minutes. Young families are attracted to Worcester Park for its close proximity to several well regarded schools, a number of which are rated outstanding by Ofsted. The open spaces of Cuddington Park are just moments away. Performing schools and no less than seven parks including the Historic Nonsuch Park, formally the site of Henry VIII's Nonsuch Palace.



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Approximate Area = 642 sq ft / 59.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Kaybridge Residential Ltd. REF: 656675

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	76
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		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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