



Cleveland Road, Worcester Park





# £825,000

- Detached House
- Four Spacious Bedrooms
- Two Reception Rooms
- Downstairs W/C
- Double Garage & Driveway
- 119ft S/West Facing Garden
- Highly Sought After Road
- Walk to Shops, Schools & Stn.



This four bedroom detached home is situated in a highly sought after road off The Avenue in Worcester Park, within walking distance of local schools, parks and Worcester Park town centre and railway station.

The property is offered to the market with no chain and has two spacious reception rooms downstairs including a 21ft lounge with doors to the garden and dining room next to the kitchen.

Upstairs are four generously proportioned

bedrooms, three of which comfortably accommodate a double bed and one is a large single bedroom. The modern family bathroom has a separate bath and shower cubicle.

Towards the front of the property a driveway leads to a double garage, while to the rear is an impressive South / West facing garden measuring over 119ft in length.

Early viewing essential.

Worcester Park offers a larger choice of amenities

including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport.

The property is within walking distance of Worcester Park mainline rail stations with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports, making this property ideal for a commuter too.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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	

**Epsom Office**  
 2 West Street  
 Epsom, Surrey KT18 7RG  
 T: 01372 745 850

**Ewell Office**  
 220 Chessington Road  
 West Ewell, Surrey KT19 9XA  
 T: 020 8394 1234

**Stoneleigh Office**  
 62 Stoneleigh Broadway  
 Stoneleigh, Surrey KT17 2HS  
 T: 020 8393 9411

**Banstead Office**  
 141 High Street Banstead,  
 Surrey SM7 2NS  
 T: 01737 333699

**the personalagent**  
 sales@thepersonalagent.co.uk | thepersonalagent.co.uk

**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.







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