



KAYBRIDGE  
RESIDENTIAL



Idmiston Square, Worcester Park, Surrey, KT4 7SY  
Asking price £425,000



## Idmiston Square, Worcester Park, Surrey, KT4 7SY

- Two Bedroom Terrace
  - Period property
  - Dining Room
  - Living room
  - Family Bathroom
  - CHAIN FREE
- Double glazed and Gas central heated
- Half mile from Worcester Park High street
  - Private Rear Garden

An extended two bedroom period property ideally located within half a mile of Worcester Park and 0.7 miles of Malden Manor mainline rail stations and Worcester Park high street, offering a wide variety of shops and amenities including Waitrose, Costa Coffee and Pizza Express.

The character filled property offers a front reception room, dining room and modern fitted kitchen on the ground floor.

On the first floor you will find two double bedrooms and a fully fitted family bathroom.

Outside the property offers a rear garden which extends to around 38 feet approx with 13'8" 'Garden office'.







We strongly advise contacting us on 0208 0040 474 to arrange an internal viewing and avoid the disappointment of missing out on this charming period property.

### Local Area

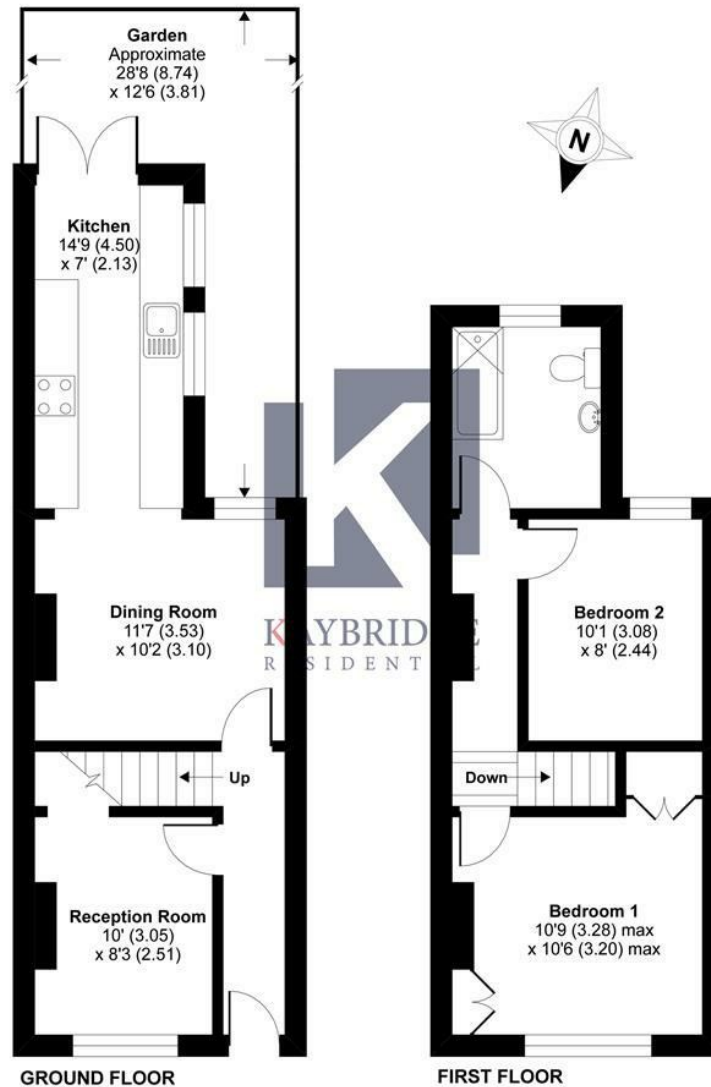
Worcester Park is located on the borders of Surrey & South West London. Located just 10 miles from Central London, Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes and departing every 15 minutes. 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.



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Approximate Area = 708 sq ft / 65.8 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: 678660

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		71
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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