



KAYBRIDGE
RESIDENTIAL



Cheam Common Road, Worcester Park, Surrey, KT4 8TD
Offers in excess of £340,000

Cheam Common Road, Worcester Park, Surrey, KT4 8TD

- SPACIOUS ENTRANCE HALL
- FITTED KITCHEN & BREAKFAST ROOM
- 11FT BEDROOM TWO WITH FITTED WARDROBES
- PART TILED BATHROOM
- OFF STREET PARKING & GARAGE TO REAR
- 16FT LOUNGE WITH GARDEN ASPECT
- DOUBLE GLAZING & GAS CENTRAL HEATING
- OWN REAR GARDEN
- DOUBLE GARAGE

An absolutely stunning two double bedroom ground floor maisonette in a sought after and ultra-convenient location close to the shops & station. This maisonette enjoys bright and spacious living space and directly opens on to a pretty rear garden with a potential 'work from home' cabin.

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.

Location

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.

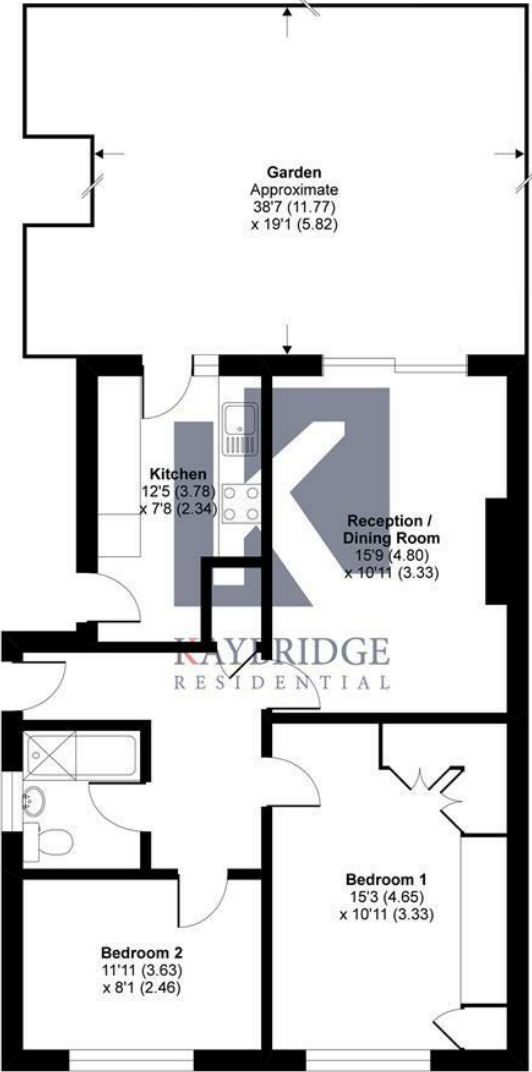
Worcester Park's attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Nandos, Costa Coffee, Nero, Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and a diverse array of eateries to satisfy most culinary requests. Young families are attracted to Worcester Park's plethora of high performing schools and no less than seven parks including the vast and picturesque Nonsuch Park, formerly the site of Henry VIII's Nonsuch Palace.



Cheam Common Road, Worcester Park, KT4

Approximate Area = 672 sq ft / 62.4 sq m

For identification only - Not to scale



GROUND FLOOR



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: 691764

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		
	61	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		
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23 The Broadway Stoneleigh, Epsom, Surrey, KT17 2JE
T: 0208 004 0474
E: info@kbridge.co.uk
www.kbridge.co.uk

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