

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		71
(55-68) D	67		(55-68) D	58	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Ruskin Drive, Worcester Park KT4
Gross internal area 3659 ft²/340sq metres
Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

The Andrews Small Print
This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer
We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.



Ruskin Drive, Worcester Park
Surrey, KT4 8LH

£950,000

Energy Efficiency Rating: D

An exceptional family home with three bedrooms in the main house and 2 bedrooms in the side annex a home that demands attention.



Located in a much desired road located road between Worcester Park and North Cheam . Worcester Park has many restaurants and bars along with super markets and of course its mainline station to Worcester Park with regular services to Waterloo only 25 Minuets away. Drive through Worcester Park to the A3 which will give access into central London and down to the south coast as far as Portsmouth.

This exceptionally extended house in Worcester Park offers flexible accommodation options for family living. With three bedrooms and a family bathroom in the main body of the house and two further bedrooms and another bathroom in an annex extension, this house would accommodate a growing family. On the ground floor are two reception rooms and an extended kitchen. A side door takes you through to the annex where you'll find another reception room, downstairs WC and a second kitchen. There is ample off street parking to the front and a garden with summer house to the rear. The house certainly warrants an internal viewing. Viewing strictly by appointment via Andrews North Cheam.



Summary

- Semi detached home with an attached Annex extension
- Impressive off street parking
- Five bedrooms in total
- Two kitchens
- Two bathrooms
- 78ft Garden
- Much desired and requested road.

Highlights

	3659sq ft/ 340 aq metres
	Within 0.7 miles to Worcester Park Station, witin 2.1 miles to West Sutton station, within 2.0 miles to cheam station, within 1.6 miles to Malden Manor station.
	Within 0.3 miles to Dorchester Primary School, within 0.3 miles to Cheam Common Junior Academy, within 0.3 miles to Cheam Common Infants' School, within 1.2 miles to Nonsuch Primary school
	Within 2.1 miles to Nonsuch High School for Girls, within 1.3 miles to Cheam High School, within 2.3 miles to South Thames College

Interested in this property?

For viewings and advice please get in touch with our North Cheam branch on 0208 644 1241