



Sandringham Road, Worcester Park, Surrey KT4 8UH
£575,000 Freehold

A superbly presented terraced family home, which has been extended and refurbished to a high standard, set moments from Cuddington Park, in this popular and ultra-convenient residential road. Worcester Park town centre with its main line station (Waterloo), is a short walk away. The highly sought after Cheam Common Infants School is also close by. Through lounge, kitchen/breakfast room with utility area and cloakroom to the ground floor. Three bedrooms and family bathroom to the first floor. Main bedroom with en-suite shower room to the second floor. Attractive rear garden. Large single garage with additional storeroom. Front drive, providing off street parking for up to two cars. Viewing highly recommended. Exclusive to Browns Residential. E.P.C. Rating C.

SECURE ENTRANCE PORCH:

Front door into:

ENTRANCE HALL:



THROUGH RECEPTION:

LIVING ROOM:

12'10 x 11'8 (3.91m x 3.56m)



DINING ROOM:

12'5 x 11' (3.78m x 3.35m)



KITCHEN/BREAKFAST ROOM:

16'4 x 9'2 (4.98m x 2.79m)



KITCHEN/BREAKFAST ROOM: ALTERNATIVE VIEW:



UTILITY AREA:
9'2 x 6'6 (2.79m x 1.98m)



CLOAKROOM:



FIRST FLOOR LANDING:

BEDROOM TWO:
13'1 x 11'1 (3.99m x 3.38m)



BEDROOM THREE:

11'8 x 11'6 (3.56m x 3.51m)



BEDROOM FOUR:

8' x 6' (2.44m x 1.83m)



FAMILY BATHROOM:

7'5 x 5'8 (2.26m x 1.73m)



SECOND FLOOR LANDING:

MAIN BEDROOM:

15' x 15' max (4.57m x 4.57m max)



ENSUITE SHOWER ROOM:



REAR GARDEN:



REAR ELEVATION:



GARAGE WITH EXTRA STORE ROOM:
17'3 x 11'8 garage section only (5.26m x 3.56m garage section only)



ALTERNATIVE VIEW:





FRONT DRIVE:

Off street parking for up to two cars.

PLEASE NOTE:

We are advised by our client that the tenure is Freehold. Any interested party must obtain confirmation of these facts from their Solicitor. The systems and appliances have not been tested by the agent. Please note that our room sizes are quoted in imperial and metric.

VIEWINGS:

Viewings strictly through:- BROWNS RESIDENTIAL 020 8330 7557.

ON THE INTERNET:

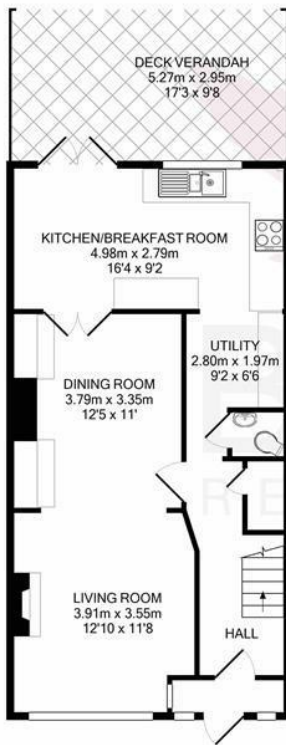
For complete property details please visit our web site www.brownsresidential.co.uk which is updated constantly.

THINKING OF SELLING?:

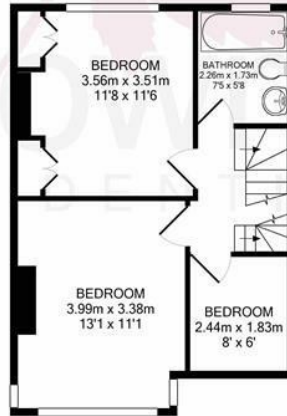
To get the Browns team working for you simply ask for a free valuation and we'll do the rest. Call 020 8330 7557.

MORTGAGE ADVICE:

Bentley Holmes Mortgage & Wealth Management was established by Grant Holmes in 2005. Grant has worked in Financial Services for over 20 years and specialises in the mortgage market. Grant and his team provide a service that is whole of market and has access to all lenders from both the High Street to the Private Banks. The range of services include first time buyers, home movers, remortgaging, bridging finance, buy to let and let to buy mortgages. Bentley Holmes will provide you with an advice and recommendation service, through assessing your needs ensuring you have the most suitable mortgage for your circumstances. All initial consultations are free, so you are welcome to check if you already have the best deal in place or see if there is something better. Browns Residential may receive a referral fee from Bentley Holmes for recommending their services to sellers, buyers, or other parties. The amount of the referral fee may differ from case to case. Browns Residential will notify all relevant parties once it has been made aware of the exact amount of fee payable.



Ground Floor
Approx. Floor
Area 77.5 Sq.M.
(834 Sq.Ft.)



1st Floor
Approx. Floor
Area 38.0 Sq.M.
(409 Sq.Ft.)



2nd Floor
Approx. Floor
Area 20.3 Sq.M.
(219 Sq.Ft.)

Total Approx. Floor Area 135.8 Sq.M. (1461 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		69	
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			78
(81-91) B		64	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	