

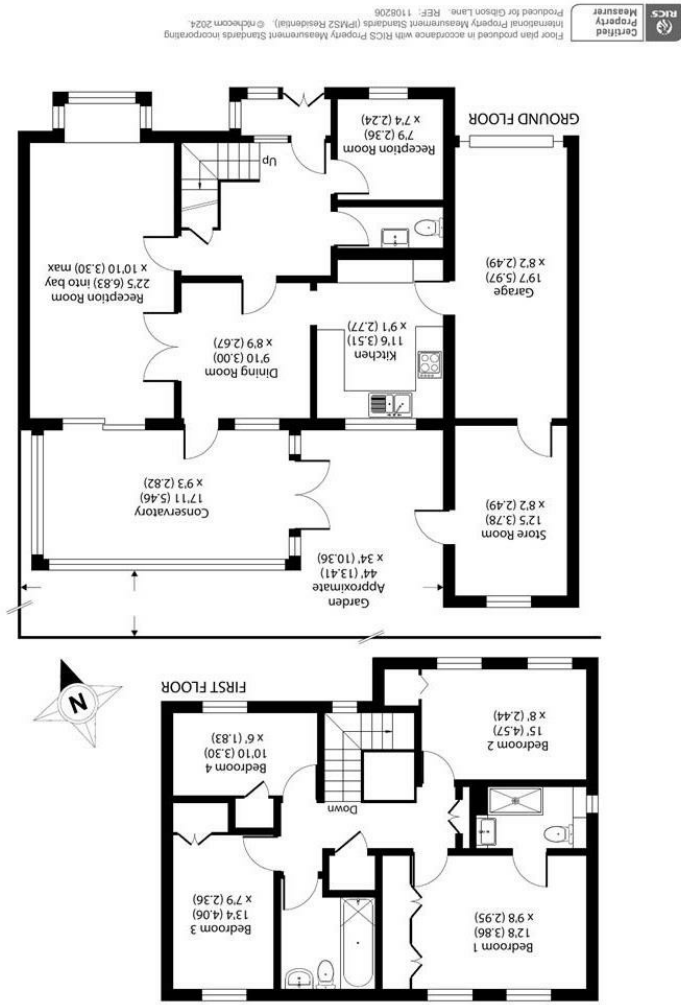


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 B 83	 C 69



Approximate Area = 1489 sq ft / 138.3 sq m (excludes garage)  
 For identification only - Not to scale

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 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444





Grafton Close,  
 Worcester Park, Surrey, KT4 7JY



- Detached Family Home
- 4 Reception Rooms/Areas
- 4 Good Size Bedrooms
- 2 Modern Bathrooms
- Beautiful 50ft Rear Garden
- Garage Ideal For Storage
- Off Street Parking For Multiple Vehicles
- Sought After Location
- EPC - C
- Council Tax - G



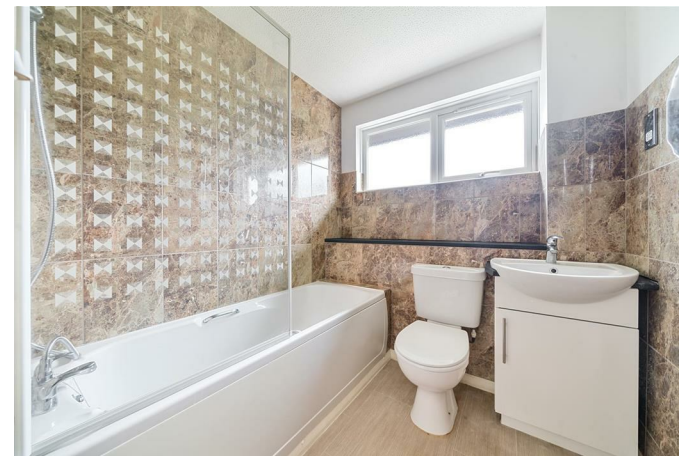
£3,000 Per Calendar Month

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Worcester Park,  
Surrey,  
KT4 7JY



### Description:

Gibson Lane proudly present to the market an impressive detached family home, occupying an enviable position surrounded by greenery in one of Worcester Parks premier roads. The generous footprint in excess of 1700 sq ft is a very well balanced arrangement over two floors. The spacious ground floor with four reception areas, cloakroom & kitchen is ideal for family living, enjoyment and entertaining, large windows and the south west facing rear aspect also make the property incredibly light and airy. On the first floor there are four good sized bedrooms all with fitted wardrobes/cupboards, the principle suite which overlooks the rear garden benefits from an en-suite shower room and there is also a modern family bathroom. The property has recently been refreshed including new flooring & re-decoration throughout, to include the erection of a large brick base conservatory, which seamlessly links the property to the delightful and rather secluded south west facing rear garden measuring 50 X 35ft. At the front of the property there is a large garden and a shared driveway which provides access to ample parking.



### Location:

Located in this exceptionally quiet residential close and within close proximity of Auriol and Shadbolt Parks, Grafton Close is an extremely sought after address., this particular home lies in an enviable position within the close being surrounded by greenery. Approximately 3/4 mile away are Worcester Park, Stoneleigh and Malden Manor Stations, all giving direct access into Waterloo. Worcester Park High Street with its array of shops, restaurants and bars is a similar distance and local shops can be found close by on Kingston Road and the Vale Parade. The A3 with routes to central London and the M25 can be easily accessed from this location by car. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include; The Mead infant School, Cuddington, Auriol, Malden Parochial, Epsom and Ewell, Richard Challoner and Ewell Castle. The area has an extensive range of leisure facilities including golf courses, tennis clubs and private & public health clubs, to include the popular River Club located very near by in Old Malden.

**Furnishing:** Unfurnished

**Local Authority:** Epsom and Ewell

**Council Tax Band:** G

**Available Date:**

**Deposit:** £3,461

**Tenancy Term:** Long Term