



9 Leicester Close, Worcester Park, Surrey, KT4 8TJ

Guide price £375,000



**WH WATSON HOMES**  
Estate Agents

## 9 Leicester Close, Worcester Park, KT4 8TJ

Watson Homes are pleased to present this spacious two bedroom first floor maisonette, nestled away in a secluded cul-de-sac in Worcester Park, close to local shops, amenities and bus links. This superb property offers its own private garden space, two double bedrooms, a modern kitchen and bathroom and a garage that is currently used as a social space to entertain family and friends.

Ideally located for amenities with Worcester Park High Street and all the facilities it has to offer just a short walk away, in addition to Cheam Leisure Centre, Nonsuch Park and highly regarded local schools.

### Accommodation

Part glazed wooden front door to..

#### Entrance

Stairs to 1st floor landing

Glazed window to side aspect, loft access, single panel radiator.

#### Lounge/Diner

Large UPVC double glazed window to rear aspect, single panel radiator, two storage cupboards.

#### Kitchen

Modern range of fitted wooden wall units with matching cupboard and drawers below, Quartz worktops with inlaid stainless steel sink and chrome mixer tap, space for cooker, space and plumbing for washing machine and dishwasher, Quartz tiled flooring with underfloor heating, space for tall standing fridge/freezer, single panel radiator, cupboard housing combination boiler, tiled splash back, UPVC double glazed windows to side and rear aspects.

#### Bedroom One

UPVC double glazed window to front aspect, double panel radiator, fitted wardrobes and dressing table.

Bedroom Two  
UPVC double

Bathroom  
Modern walk  
shower, pe  
chrome to  
side aspect

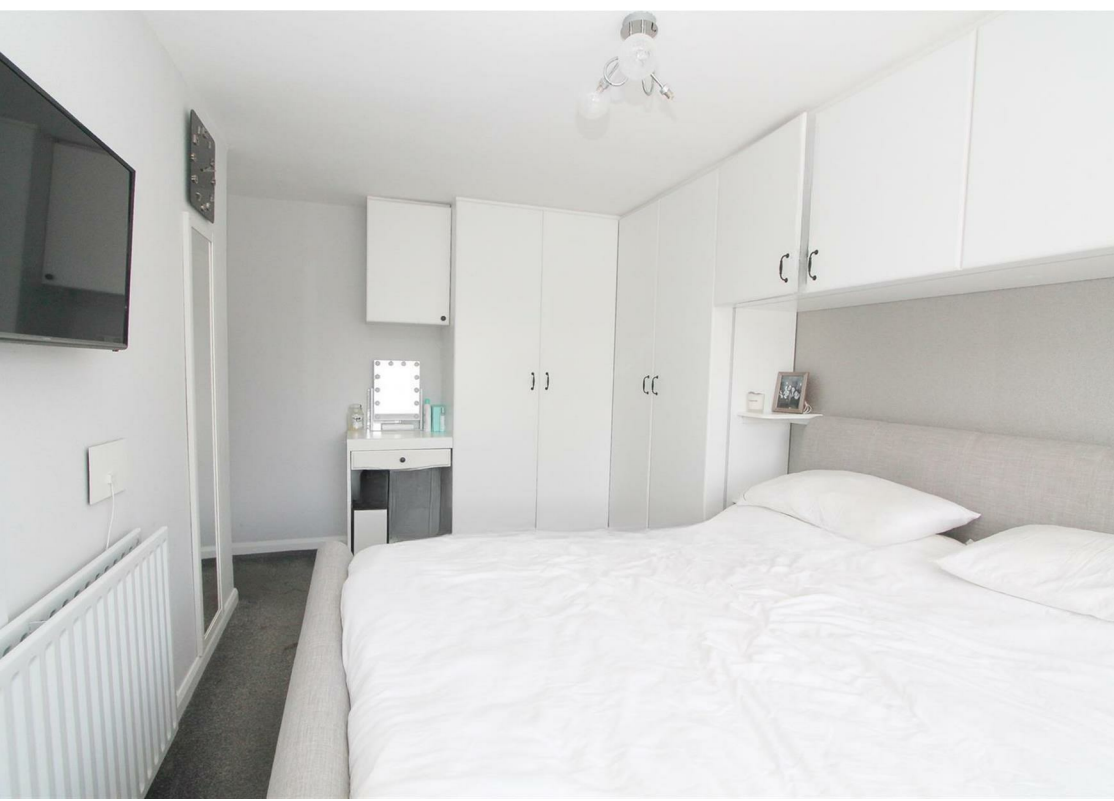
Private Rear  
Artificial l  
enclosed.

Garage at



Artificial  
lighting  
to

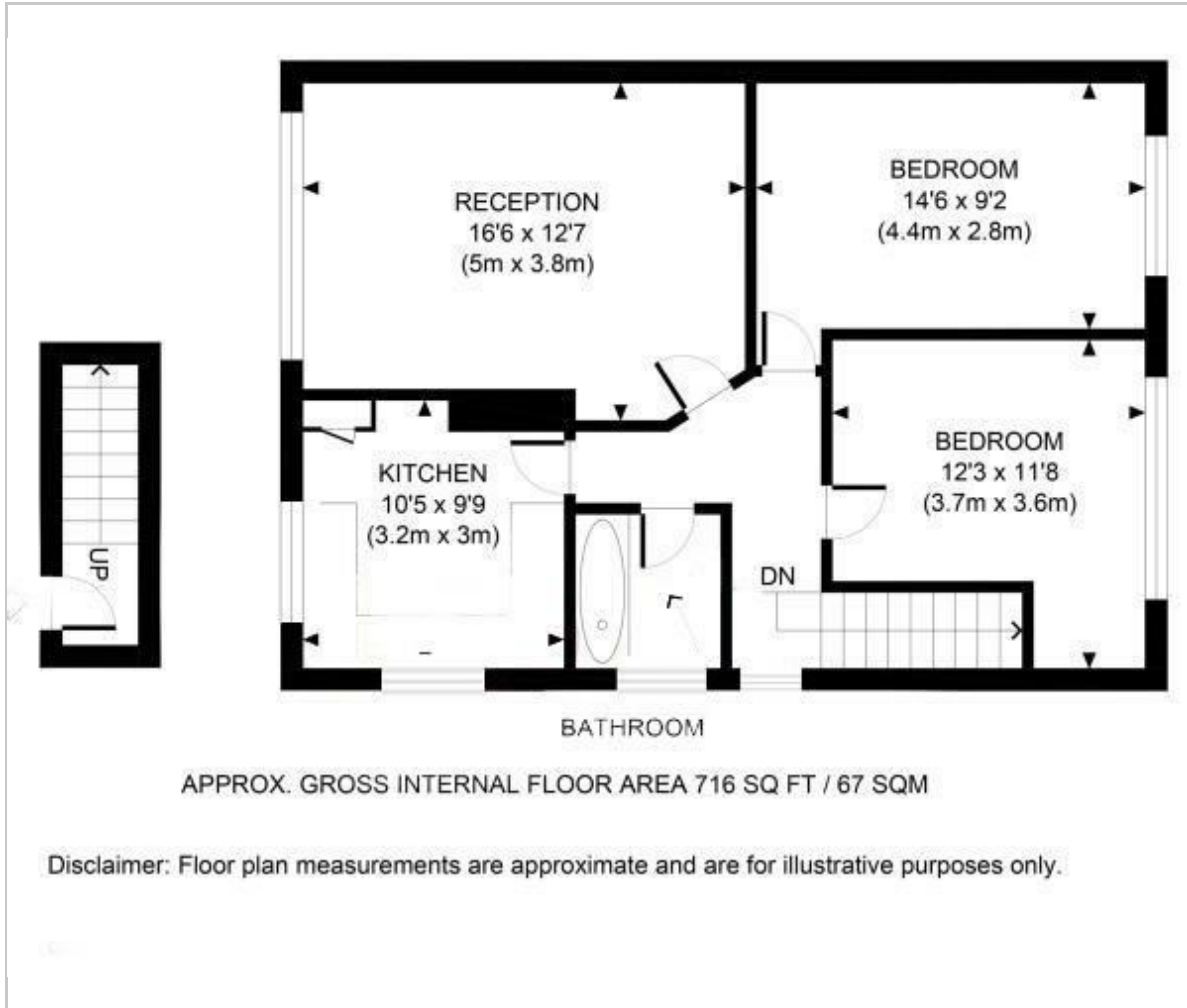








## Floor Plan

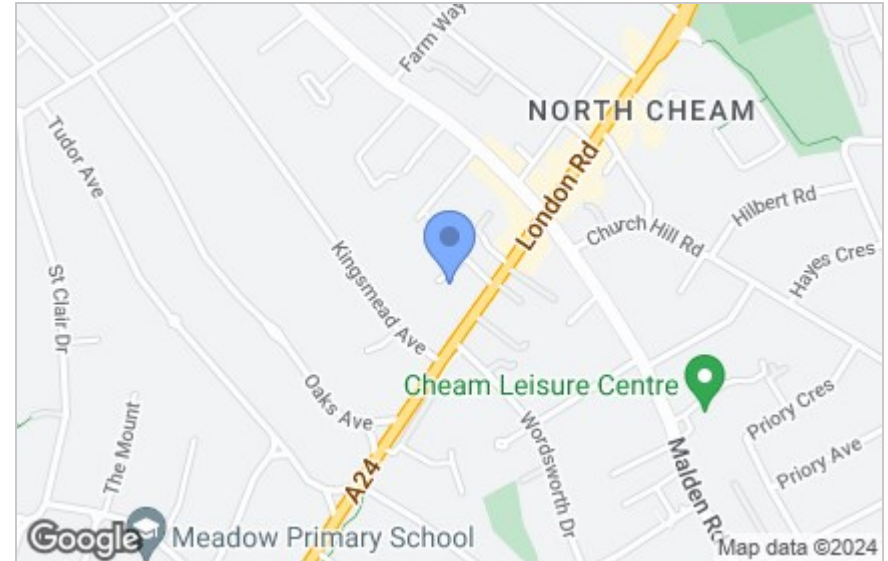


## Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

