



Woodbine Lane, Worcester Park

The **PERSONAL** Agent

Offers In Excess Of £525,000 Freehold

- Three Bedrooms
- Terraced House
- Refitted Kitchen
- Lounge / Dining Room
- Refitted Bathroom
- Refitted Downstairs W/C
- Brick Block Driveway
- Walk to Shops, Schools & Station



Situated in a Cul de Sac within easy walking distance of Worcester Park town centre, railway station and a stone's throw from bus routes to Kingston and Sutton, is this extremely well presented, three bedroom family home.

The property has undergone several significant improvements including a stylishly refitted kitchen with direct access to the garden. Further to the ground floor is a 23ft lounge / dining room with double doors to the garden, an entrance hallway and a refitted downstairs W/C.

Upstairs are three well proportioned bedrooms; two double bedrooms, one single bedroom and a refitted family bathroom which matches the downstairs W/C.

Further recent upgrades to the property include a complete new gas central heating system.

Outside, to the front is a smart brick block driveway, while to the rear is a charming lawned garden with a separate patio area. Towards the end of the garden is a recently installed timber built shed.

Early viewing highly recommended by sole agents.

Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport.

The property is within walking distance of Worcester Park mainline rail station with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

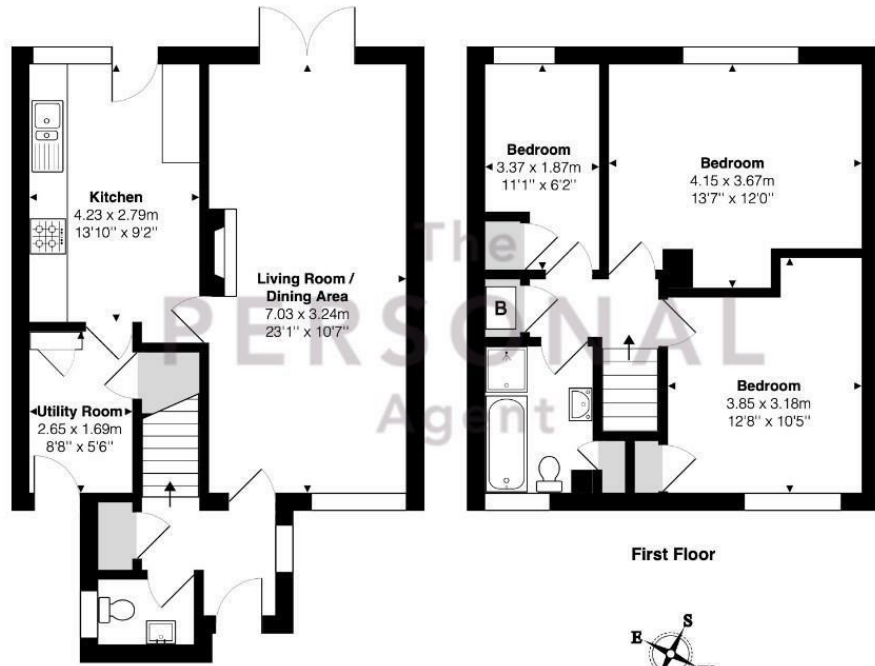
There are also local bus routes nearby giving convenient access to Morden underground making this freehold property ideal for commuters.

The sought after Cheam Common Primary school is also within walking distance.

Tenure - Freehold.







Ground Floor

First Floor



Woodbine Lane, Worcester Park

Total Area: 93.6 m² ... 1007 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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