



Cheam Common Road, Worcester Park

The **PERSONAL** Agent

# £725,000

## Freehold

- Extended Family Home
- Stunning Condition Throughout
- Beautiful Open Plan Kitchen Dining Room
- Separate Bright Reception Room
- Three Double Bedrooms
- Modern Family Bathroom And Two Private Ensuites
- Landscaped And Private Rear Garden



The Personal Agent are delighted to welcome to the market this spacious and extremely well presented three bedroom semi detached family home set within the popular and sought after Worcester Park Area.

The property itself has been beautifully renovated and extended to now offer a stunning open plan kitchen dining room set to the rear of the property with by folding doors out to the rear garden with the addition of a fantastic utility room, separate bright reception room and a modern family bathroom completes the layout on the ground floor.

The first and second floor comprise of a huge master bedroom with views across Worcester Park and access to a private ensuite, while to the first floor

there are two further double bedrooms one with a private ensuite.

Externally the property boast a landscaped and private rear garden with a large patio which in turn leads to a level and laid lawn area.

With so much to offer we really do recommend your earliest viewing to avoid missing out on a property sure to have high levels of interest.

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 both 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.

Tenure - Freehold





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Cheam Common Road  
Total Area: 1350 SQ.FT • 125.39 SQ.M



Disclaimer: For illustrative purposes only.  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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beko

Hotpoint

KENWOOD  
handheld mixer

KEY

WINE

