



Caverleigh Way, Worcester Park

The **PERSONAL** Agent

Offers In Excess Of £525,000 Freehold

- Bay Fronted Semi Detached House.
- Private Driveway With Parking For Two Cars
- Enclosed Entrance Porch and Hallway
- Lounge To Front
- Open Plan Kitchen/Dining Room
- Three Bedrooms
- Modern Family Bathroom
- Well Established Level Rear Garden
- Potential for Extension STPP
- Sought After Residential Road Close To Worcester Park

The Personal agent are delighted to welcome to the market this well presented three bedroom semi detached family home with private driveway and well established level rear garden set with in a popular and sought after residential road. VENDOR SUITED.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious perfect for buyers looking for longevity within a home.

The living space is bright and spacious with a living room to the front and a separate dining area which leads to a modern fully fitted kitchen with views of and access to the rear garden.



Upstairs there are three well proportioned bedrooms and a modern family bathroom fitted with matching contemporary style suite providing the perfect retreat for rest and rejuvenation.

Outside the rear garden has been landscaped with a terrace which spans the width of the property and leads to a level lawn. To the front there is private block paved driveway with parking for two vehicles.

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.

Tenure - Freehold
Council tax band - D






The **PERSONAL** Agent



Calverleigh Way
Total Area: 708 SQ FT •
65.77 SQ M



Disclaimer: For Illustration 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) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

