



Leyfield, Worcester Park, KT4 7LS

welcome to

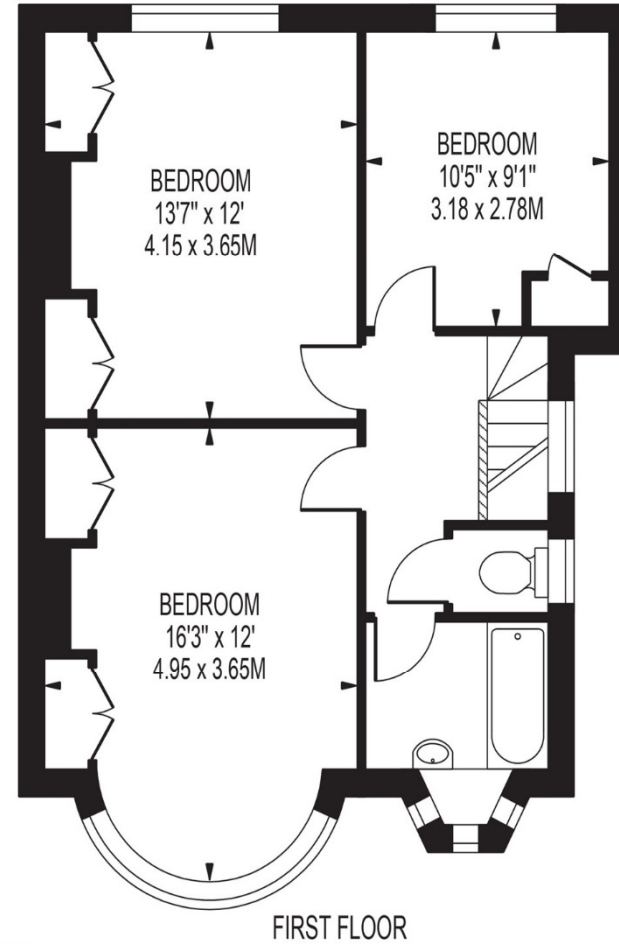
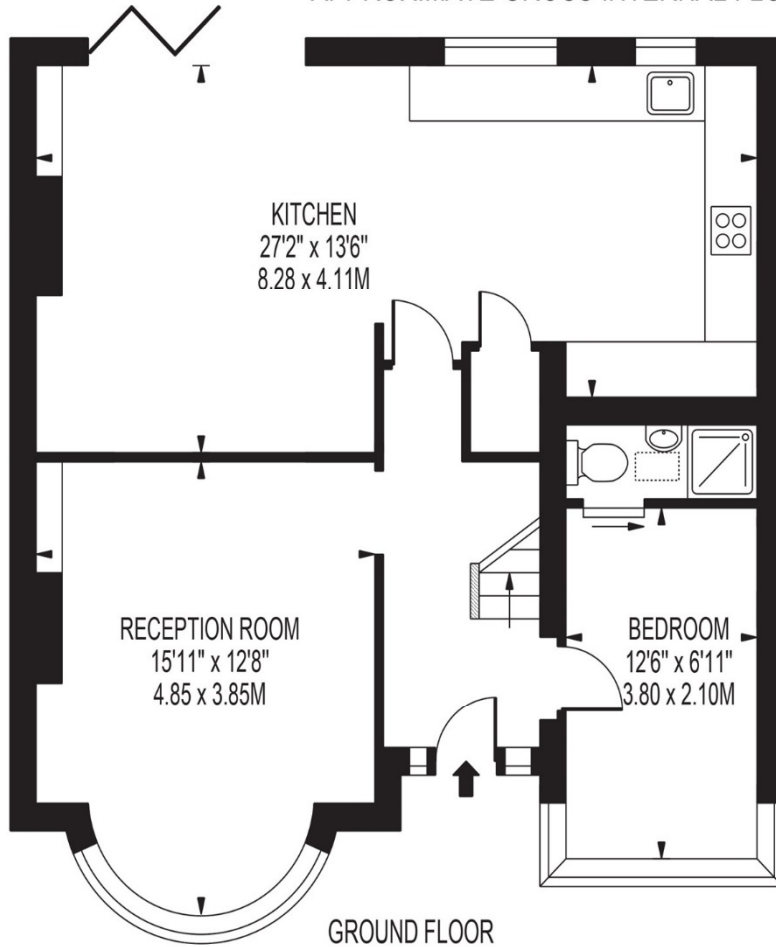
Leyfield, Worcester Park

We are delighted to offer to the market this stunning 3/4 bed semi-detached house situated in one of Worcester Park's prime roads and within close proximity to buses and Worcester Park train station which will take you into London in less than 30mins. NO ONWARD CHAIN.



LEYFIELD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1276 SQ FT - 118.57 SQ M



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 OR 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.

We are delighted to offer to the market this stunning 3/4 bed semi-detached house situated in one of Worcester Park's prime roads and within close proximity to buses and WP train station which will take you into London in less than 30 mins. The property has been lovingly refurbished by the current owners and comprises a separate lounge, kitchen/dining and 4th bed/office with shower room to the ground floor and 3 generous size bedrooms and family bathroom to the first floor. Planning permission has previously been granted for a rear and double storey side extension.

Worcester Park is located on the borders of Surrey & Southwest London. Located just 10 miles from Central London, Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Gatwick & Heathrow Airports.

welcome to

Leyfield, Worcester Park

- Newly Refurbished
- Potential to Extend
- Off-street Parking
- Desirable Location
- Close to Transport Links

Tenure: Freehold EPC Rating: D
Council Tax Band: F

offers in excess of

£950,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WCP107990



Property Ref:
WCP107990 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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