



**Cotswold Way, Worcester Park, KT4 8LN**



**welcome to**

## **Cotswold Way, Worcester Park**

We are pleased to bring to the market this delightful 4 bedroom detached house. The property has been loving cared for by the current owners and offers 2 receptions, fitted kitchen and cloakroom to the ground floor and 4 bedrooms and family bathroom to the first floor.



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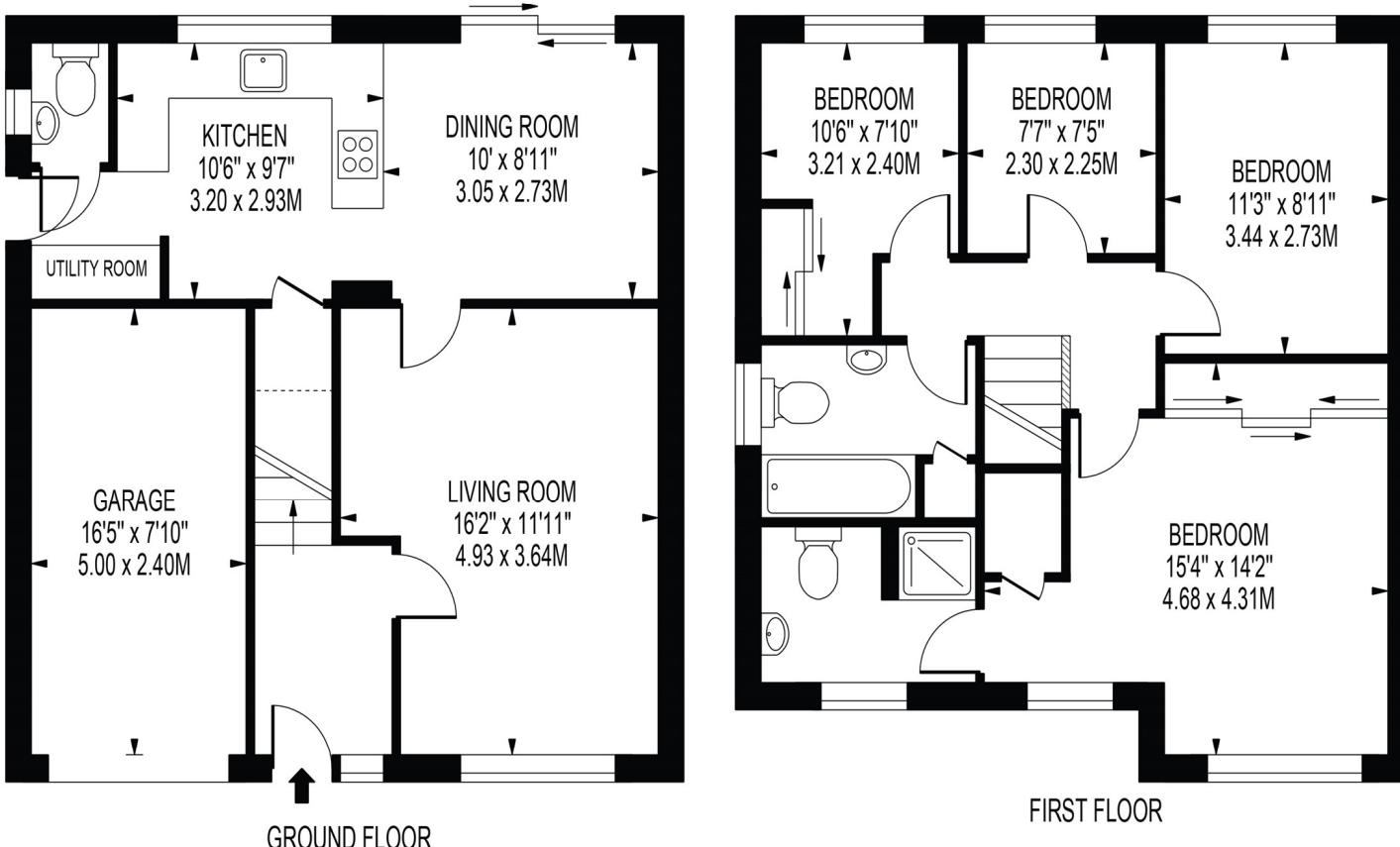
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# COTSWOLD WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1045 SQ FT - 97.12 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 129 SQ FT - 12.00 SQ M



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 pleased to bring to the market this delightful 4 bedroom detached house. The property has been lovingly cared for by the current owners and offers 2 receptions, fitted kitchen and cloakroom to the ground floor and 4 bedrooms and family bathroom to the first floor. Benefits include off street parking, gas central heating, upvc double glazing and private rear garden.

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.

Worcester Park's bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Costa, Caffe Nero, Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and an array of eateries to satisfy most culinary requests. Young families are attracted to Worcester Park's plethora of high performing schools and no less than seven parks including the vast and picturesque Nonsuch Park, formally the site of Henry VIII's Nonsuch Palace.

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## Cotswold Way, Worcester Park

- Garage
- En-Suite
- Utility Room
- Driveway
- Private Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: F

**£675,000**



**view this property online** [barnardmarcus.co.uk/Property/WCP108166](http://barnardmarcus.co.uk/Property/WCP108166)



Property Ref:  
WCP108166 - 0004

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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