



Edenfield Gardens, Worcester Park KT4 7DX

welcome to
Edenfield Gardens, Worcester Park

No Chain! We are pleased to offer to the market this 3 bed Mock Tudor house which consists of 2 receptions, kitchen and cloakroom to the ground floor and 3 bedrooms and family bathroom to the first floor. Situated within proximity to Shadbolt Park and Cuddington Primary School with links to Clapham Junction and Waterloo via Worcester Park. The house benefits from a detached garage to the rear and off-street parking to the front and potential to extend STP.



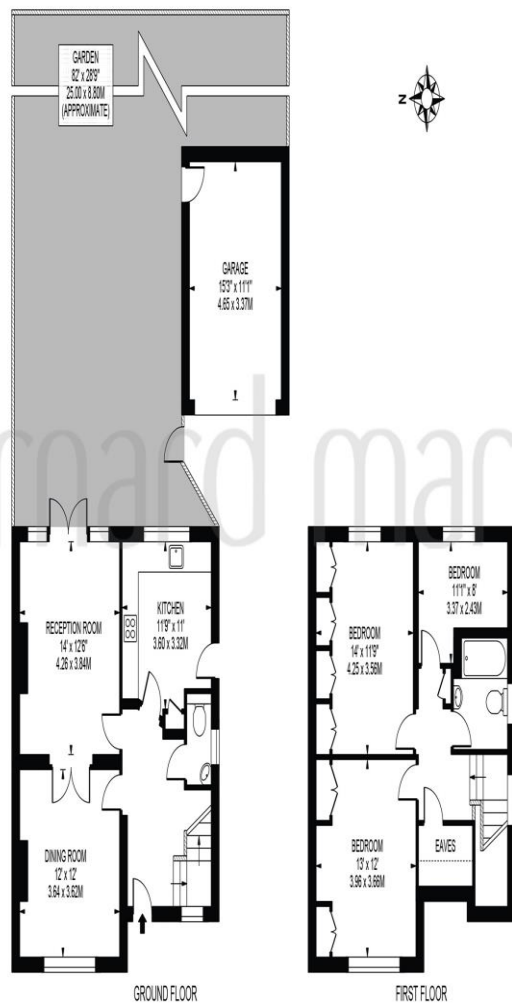
EDENFIELD GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1171 SQ FT • 108.76 SQ M

(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 26 SQ FT • 2.40 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 169 SQ FT • 15.67 SQ M



GROUND FLOOR

FIRST FLOOR

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.



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Edenfield Gardens, Worcester Park

- No Chain
- Mock Tudor
- Semi Detached
- Cloakroom
- Potential to extend STP

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

offers in excess of

£780,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WCP108139



Property Ref:
WCP108139 - 0005

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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