





Sherbrooke Way, Worcester Park, KT4 8FJ
Offers In Excess Of £625,000 - Freehold

**WILLIAMS
HARLOW**

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Williams Harlow – Superb New England style home in the smart and very popular Hamptons development. Surrounded by similar character houses, lots of green space and amenities such as fitness centre. Worcester Park high street is only a short walk away and offers Costa coffee and Waitrose to name a couple of outlets. Easy to live with, energy efficient and smart home from start to finish.

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









shavers only



The Property

Extremely handsome house with driveway and garage to the side. Three bedrooms, two bathrooms, kitchen opening onto lounge dining room, down stairs lavatory and fitted storage. The house is decorated neutrally and in a homely manner. It's a modern house and will offer high energy efficiency and easy maintenance. The attached garage can be either used as is or possibly converted in the future STPP.

Outdoor Space

Nice manageable garden with patio, raised deck and summer house. The development is very nice and offers lots of green open space.

The Local Area

This property benefits from being in close proximity to the lovely Mayflower Park Wetlands and Worcester Park High Street providing comprehensive shopping and eateries including: Waitrose, Sainsbury's, Nando's and Pizza Express to name a few. In addition, close proximity to the local train station which offers access to London Waterloo in under half an hour. Local bus services are plenty offering routes in the surrounding area include the S3 and 213 Bus Routes providing access to New Malden, Sutton, Kingston, Cheam and Carshalton. It also is situated close to the A3 offering great access for those wishing to drive into London and also out towards both London Gatwick and Heathrow.

Why You Should View

Sought after location, low energy bills and easy living within a short walk of a high street complete with trains into central London.

Vendor Thoughts

“This has been our family home for many years and we have loved it here. Only reason for moving is our life seems to be more toward Cheam now and so it makes sense to move closer to our children's school and hobbies”

Local Schools

Dorchester Primary School-State School 0.2 miles
Green Lane Primary and Nursery School-0.4 miles
Cheam Common Infants' Academy-0.4 miles
Cheam Common Junior Academy-0.4 miles
Coombe Boys' School-1.1 miles
Raynes Park High School-1.5 mile

Local Transport

Worcester Park Train Station

Buses:

213 to Kingston
627 to Wallington
S3 to Sutton
SL7 to Heathrow
613 To Tolworth

Features

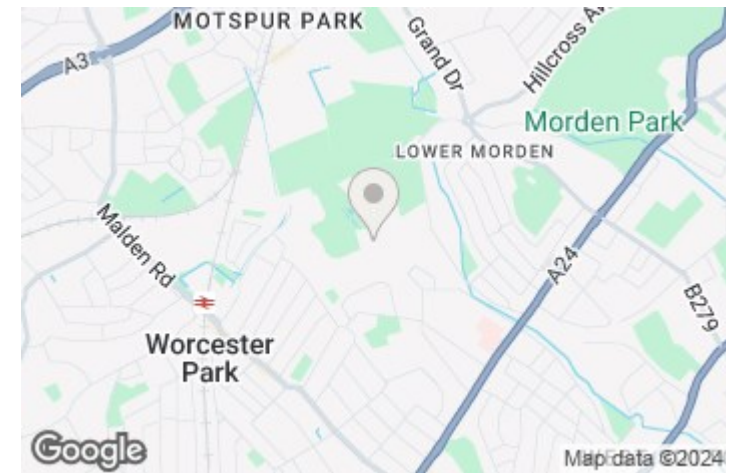
Three Bedrooms – Garage – Off Street Parking – Superb surroundings - Modern Build and decor - Two Bathrooms - Low Maintenance Garden - Local Fitness Centre and Tennis Courts

Benefits

Close To Highstreet – Low Energy Bills – Easy to Live with layout – Quick link trains Into London - Garden to Entertain In - High Energy Rating - Lots of Local Outdoor Space

EPC AND COUNCIL TAX

B AND E



Cheam Office

Call: 020 8642 5316

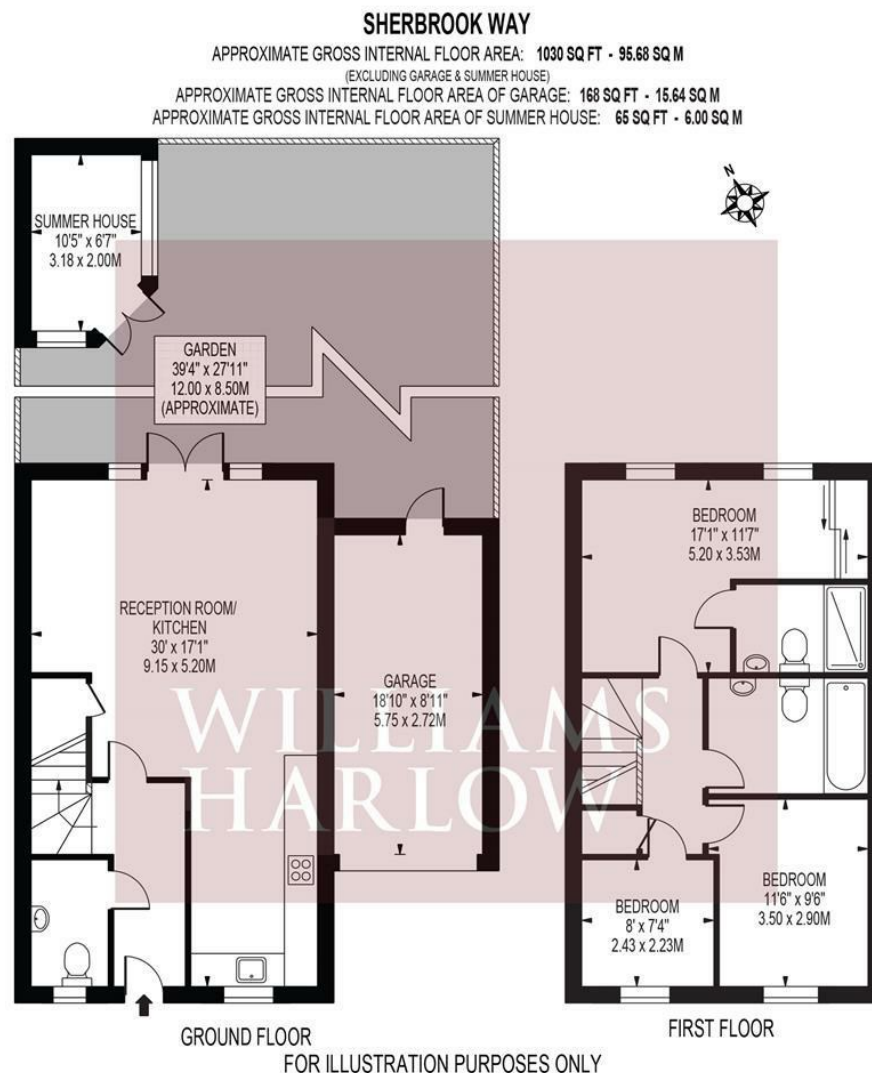
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