



Ruskin Drive, Worcester Park, KT4 8LH
Offers In Excess Of £800,000 - Freehold



**WILLIAMS
HARLOW**



Williams Harlow Cheam – An immaculate 1930's semi-detached family home. Exceptionally maintained and presented, it's clear the home owners have taken every step to create a stunning family home which anyone would be proud of. Found upon a sought after Worcester Park road which is surrounded by schools and only 0.6 of Worcester Park train station.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC











The Property

An expertly crafted family home. Having been purchased requiring modernisation, the house has undergone a thorough transformation, improved from the tippy top down; extension to décor, the house is a shining example and luxury family life. The kitchen family room is ultra-impressive and a reason to buy. Offering everything that 'magazine' kitchen ideal including fitted appliances, island, sleek cupboards and large bi-fold doors overlooking the garden. The family zone also offers a space for the sofa and TV within the same overall room. The separate reception room is excellent for cosy evenings, the football or family film, kids video games; essentially any activity where you want privacy or comfort to put your feet up. The entrance hall and lavatory round off the ground floor. The first floor comprises of three bedrooms, all with fitted wardrobes, and the family bathroom complete with shower enclosure, wall hung toilet and vanity unit, integrated T.V. overlooking the freestanding bath with waterfall tap.

Outdoor Space

As immaculate as the interior, the front and rear outside spaces are superb. Easy to maintain and planned to maximise use. The frontage is a resin bonded driveway leading down past the side of the house. There is an electric car charger on the side of the house and a side access to the rear garden. The rear garden has a composite decking off the house, lawn leading the bottom of the garden and soft play area with summer house. The South East aspect is attractive and the length is over 110ft.

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

Why waste time, money and effort doing work to a property when you can move in and reap someone else's hard work.

Vendor Thoughts

"The goal has always been to create a home for the family. It's just now that we can upsize our budget that we want to explore a move"

Features

Three Bedrooms - Modern Interior - Kitchen Family Room - Over 110ft R. Garden - Luxury Bathroom - Downs Stairs Toilet - Garage – Semi Detached - Composite Decking – Electric Car Charger – Off Street Parking

Benefits

No Work Required - Close To Two High streets - Close to Train Station - Easy Access to A24 and A3 – Charge Your Car From Home - Side Access – Further Potential to Extend

Schools

St Dunstons - State- Mixed - Ages 5 - 11
Homefield Prep - Fee - Boys - 3 - 13
Sutton High - Girls - Fee - 3 - 18
Nonsuch - Girls - Grammar - 11 - 19
Cheam High - Mixed - State - 11 - 19

Transport

- Worcester Park Station - Dorking – to waterloo service, 25 mins , Guildford to Waterloo, 35 mins
- Stoneleigh Station – Dorking – to waterloo 6 stops 32 mins , Guildford to Waterloo, 28 mins

West Sutton Station - Thames Link, Sutton to St Albans via City circa 40 mins
Buses to include:
151 Worcester Park to Wallington via Sutton

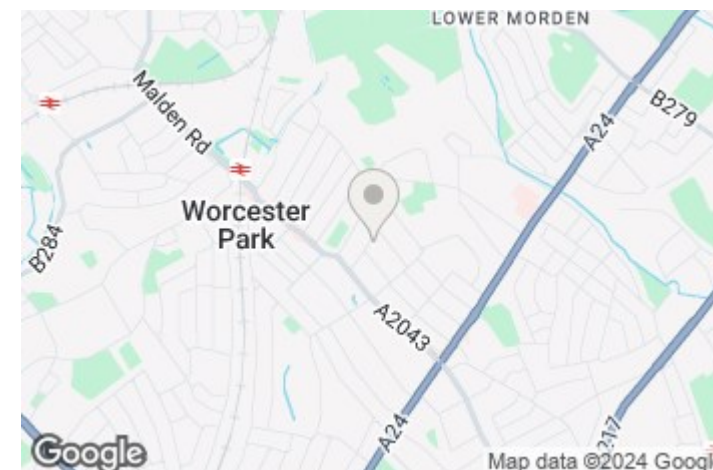
213 Kingston to Sutton via Worcester Park
613 Tolworth to Sutton (school days)
627 Wallington to Worcester Park (school days)
SL7 Heathrow to West Croydon

EPC AND COUNCIL

C AND F

Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



Cheam Office

Call: 020 8642 5316

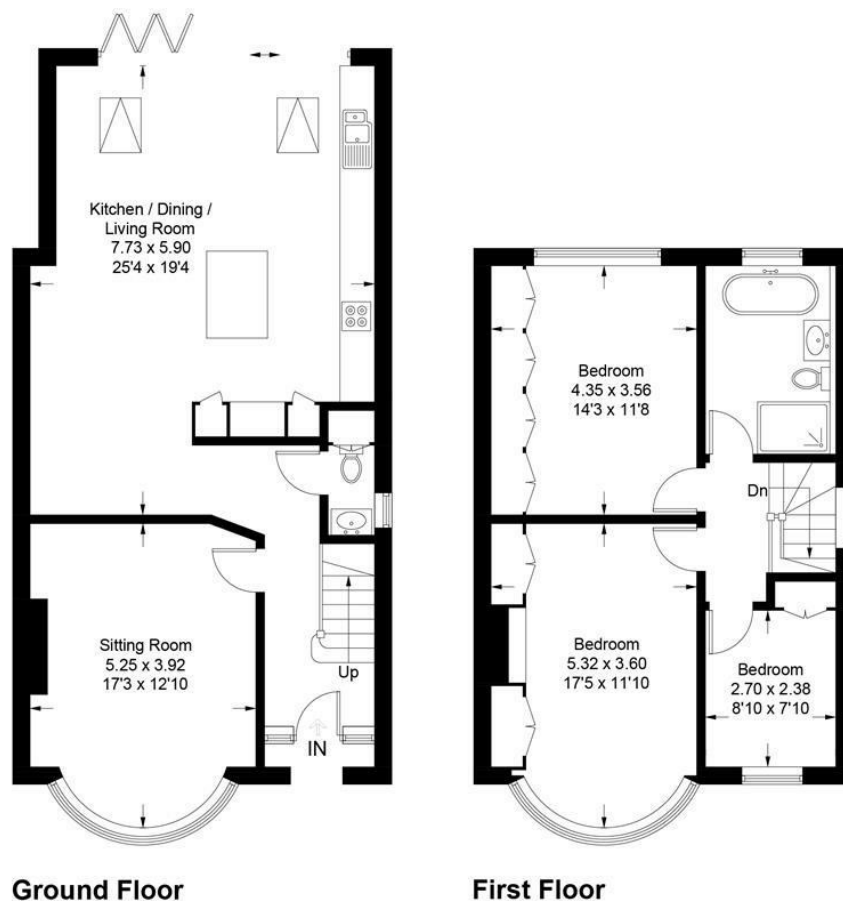
5 The Broadway, Cheam, Surrey,
SM3 8BH

cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

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Approximate Gross Internal Area = 125.8 sq m / 1354 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1144802)
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