

St. Clair Drive, Worcester Park

Worcester Park

£975,000





## St. Clair Drive

Worcester Park, Worcester Park

- Prime Location – Within easy reach of the high street and mainline rail station.
- Four Bedrooms – Including an incredible loft conversion with park views and a luxury en-suite.
- Top Schools Nearby – Close to Nonsuch High School for Girls and other well-regarded schools.
- Beautifully Extended & Renovated – High-end finishes and stylish interior design
- Spacious Open-Plan Living – Lounge, dining, and a home office/nursery area.
- Extended Kitchen – Perfect for cooking & entertaining, with a breakfast bar & ample storage.
- Contemporary Garden – Large patio with pizza oven, manicured lawn, home office/studio & hot tub.
- Off-Street Parking & Garage – Block-paved driveway for easy access.



Kaybridge Residential are delighted to present this splendid four bedroom semi-detached house. This elegant 1930's house boasts over 2000 sq ft of living space with **exceptional kerb appeal**, and **modern & contemporary designed interiors**, this property is perfect for families seeking space, style, and convenience. Situated in a highly sought after tree lined road on the borders of Worcester Park and Stoneleigh with **stunning views over Cuddington Park**.



You approach the home via an ample block paved driveway which leads to entrance porch with original wooden front door and stain glass leaded light windows which floods the entrance hall with natural light and continues through to a wonderful open-plan living space incorporating areas for lounging and dining plus a home office/nursery area which seamlessly leads to an impressive fitted kitchen/breakfast room with a matching range of floor and wall mounted units with plenty of worktop space and lovely views and direct access to the rear garden. perfect for the family to relax and enjoy.

Upstairs there is a bright and spaces landing with access to two double bedrooms, a large single bedroom and the family bathroom. The loft has been converted to provides great size master bedroom with juliet balcony overlooking Cuddington park, a luxury en-suite and plenty of eaves storage.

Externally, the rear garden continues the theme of contemporary sophistication with a large patio incorporating a pizza oven. Towards the end of the manicured lawn there is an office/studio ideal for working from home or perhaps as a gymnasium. A hot tub finishes off this area of the garden which is perfect for alfresco socialising at any time of year! To the front of the house the driveway is block paved for easy off street parking and offers access to the garage.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







## ST. CLAIR DRIVE

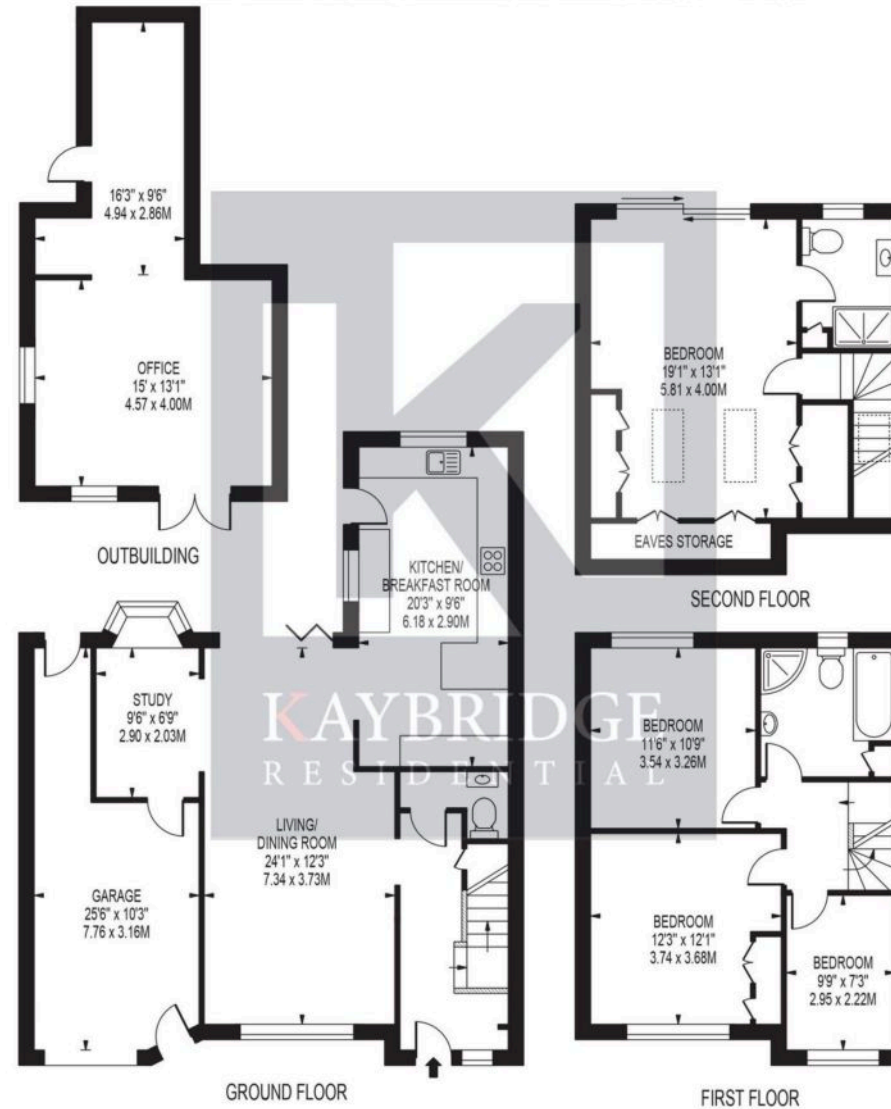
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1751 SQ FT - 162.67 SQ M

(INCLUDING GARAGE, EAVES STORAGE & EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 198 SQ FT - 18.41 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 26 SQ FT - 2.45 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 309 SQ FT - 28.72 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.





## Kaybridge Residential Estate Agents

Kaybridge Residential Estate Agents, 23 Stoneleigh Broadway - KT17 2JE

02080040474 • [info@kbridge.co.uk](mailto:info@kbridge.co.uk) • [www.kaybridgeresidential.co.uk/](http://www.kaybridgeresidential.co.uk/)

The information contained in this brochure is provided for marketing purposes only. While every effort has been made to ensure the details provided, Kaybridge Residential cannot guarantee the accuracy, correct, complete, or up-to-date. Property Details: The dimensions, and photographs are intended to give a general impression and may not represent its precise condition or layout. P

