



Drumaline Ridge, Worcester Park, KT4 7JT

welcome to

Drumaline Ridge, Worcester Park

Occupying arguably the most favourable position and tucked away on one of the area's most premier roads - this four-bedroom detached family home requires immediate inspection. Benefits include 1,688 sq ft of spacious accommodation, a double garage, south facing garden and no onward chain.

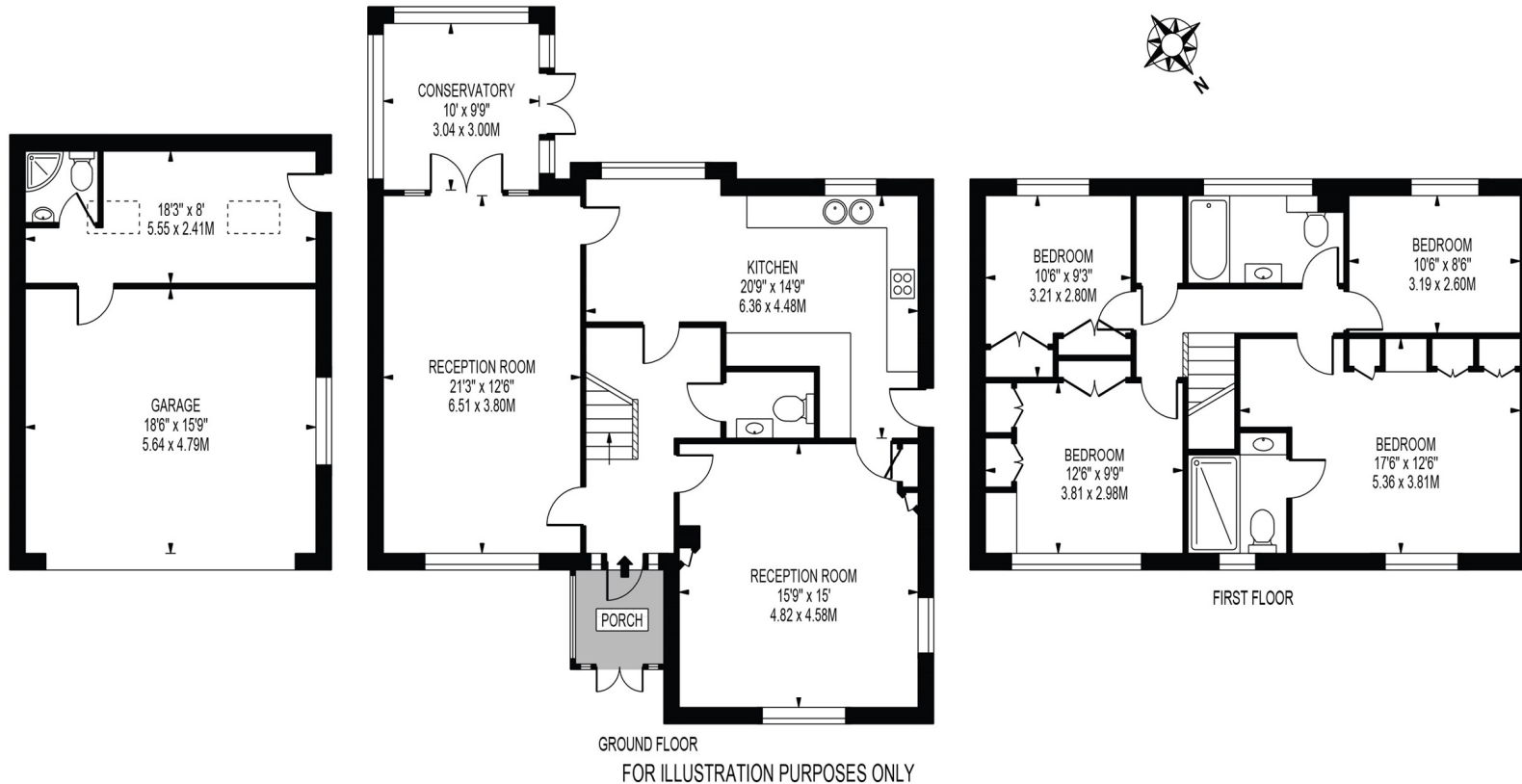


DRUMALINE RIDGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1688 SQ FT - 156.86 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 440 SQ FT - 40.88 SQ M



GROUND 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.

Situated on a peaceful cul-de-sac off The Avenue, this rarely available detached family home is offered to the market with the benefit of No Onward Chain. Boasting ample living space, including multiple reception rooms and 4 well-proportioned bedrooms, the property also features a double garage which has been part converted by the existing owner to provide an office and shower room.

Accommodation

Upon entering the property, you are greeted by an entrance hall acting as the centrepiece of this family home, flowing through to multiple reception rooms, a downstairs cloakroom, and a 20 ft stylish fitted kitchen and conservatory. In our opinion, the multiple living areas on the ground floor is ideal for any large family and for those who love to entertain, with the main attraction being the dual aspect lounge with adjoining conservatory, and the meticulously designed kitchen/dining area with feature breakfast bar. Upstairs, there are four well-proportioned bedrooms. The primary suite benefits from its own en-suite, while Bedrooms 2 and 3 include built-in wardrobes, complemented by a modern family bathroom.

Outside

Set on a corner plot, the home enjoys off street parking to the front and a beautifully maintained south facing garden to the rear. Perfect for entertaining, the generously sized patio seamlessly flows to a tidy lawn, allowing easy maintenance whilst offering superb seclusion. A key advantage is the separate double garage, which has been partially converted to create an additional office space with shower room-ideal for home working or guest use.

Location

Set within Worcester Parks Premier locations, Drumaline Ridge is a quiet cul-de-sac with the charm of a leafy suburban setting - whilst being near local amenities and Worcester Parks vibrant high street. The house itself occupies a secluded corner position, benefiting from enhanced privacy and a larger plot than standard. The area is served by multiple primary and secondary schools, many of which are highly regarded resulting in families deciding this as a key location. Commuters are treated to an array on connections allowing you to nearby Sutton, Kingston, Epsom and surrounding towns - whilst those who commute into London can enjoy Worcester Park's regular link connecting you to London Waterloo in under 30 minutes.

welcome to

Drumaline Ridge, Worcester Park

- 4 Bedroom Detached Family Home
- Excess of 2000 sq ft of Accommodation Including Part Converted Double Garage
- Beautiful South Facing Garden
- Offered to the market with No Onward Chain
- Off Street Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: G

guide price

£875,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WCP108204



Property Ref:
WCP108204 - 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.



barnard marcus



020 8330 0141



WorcesterPark@barnardmarcus.co.uk



67 Central Road, Worcester Park, Surrey, KT4 8EB



barnardmarcus.co.uk