



Cleveland Gardens, Worcester Park

The **PERSONAL** Agent

Guide Price £975,000

Freehold

- Detached Family Home In Highly Regarded Close.
- Spacious Lobby, Entrance Hall and Downstairs Cloakroom
- Double Aspect Lounge With Bi Fold Doors
- Kitchen/Dining Room
- Separate Family Room
- Four Well Proportioned Bedrooms
- En Suite To Master and Family Bathroom
- Landscaped Front and Rear Gardens
- Detached Garage/Store and Home Office/Studio
- No Onward Chain

Nestled within one of Worcester Park's most desirable cul de sacs, this well presented family home offers an exceptional blend of space, comfort and convenience. Thoughtfully designed and generously proportioned throughout, the property provides modern living space, four well appointed bedrooms and a landscaped rear garden with fully equipped home office/studio.

With a private driveway, detached garage and the added benefit of being offered to the market with no onward chain, this home represents a rare opportunity to secure a family home in a highly sought after location. Perfectly positioned for well regarded schools, transport links and the vibrant amenities of Worcester Park, it promises an enviable lifestyle for a growing family.

As you approach the front entrance, the quality of this home is immediately apparent., you step into a spacious entrance lobby that creates a welcoming first impression, before being drawn into a generous double aspect lounge filled with natural light from large windows, parquet block flooring and bi-fold doors opening directly onto the garden.



The kitchen offers excellent storage and ample worktop space, flowing seamlessly into the dining area to form a sociable hub for family life. Beyond this, a separate family room provides a versatile space for children to play, quiet relaxation or a cosy evening retreat. A downstairs cloakroom sits neatly beneath the stairs.

Upstairs, the home continues to impress with four well proportioned double bedrooms. The principal bedroom enjoys its own en-suite shower room, while a modern family bathroom serves the remaining rooms.

The property enjoys a generous frontage, with a neatly lawned garden and an ample driveway leading to the detached garage, creating both strong kerb appeal and practical parking for multiple vehicles. The sense of space continues at the rear, where the garden strikes the perfect balance between areas for entertaining, room for children to play and peaceful corners to unwind during the warmer months.

A standout feature is the detached, fully equipped home office,

complete with power and lighting. Whether used for working from home, running a small business or as a dedicated creative studio, it provides a valuable and highly versatile extension of the living space.

Cleveland Gardens is situated in Cuddington, Old Malden in Epsom and Ewell borough, in one of the more leafy and quiet parts of Worcester Park, with ample parkland and sports facilities in the vicinity. You are also close to many good schools.

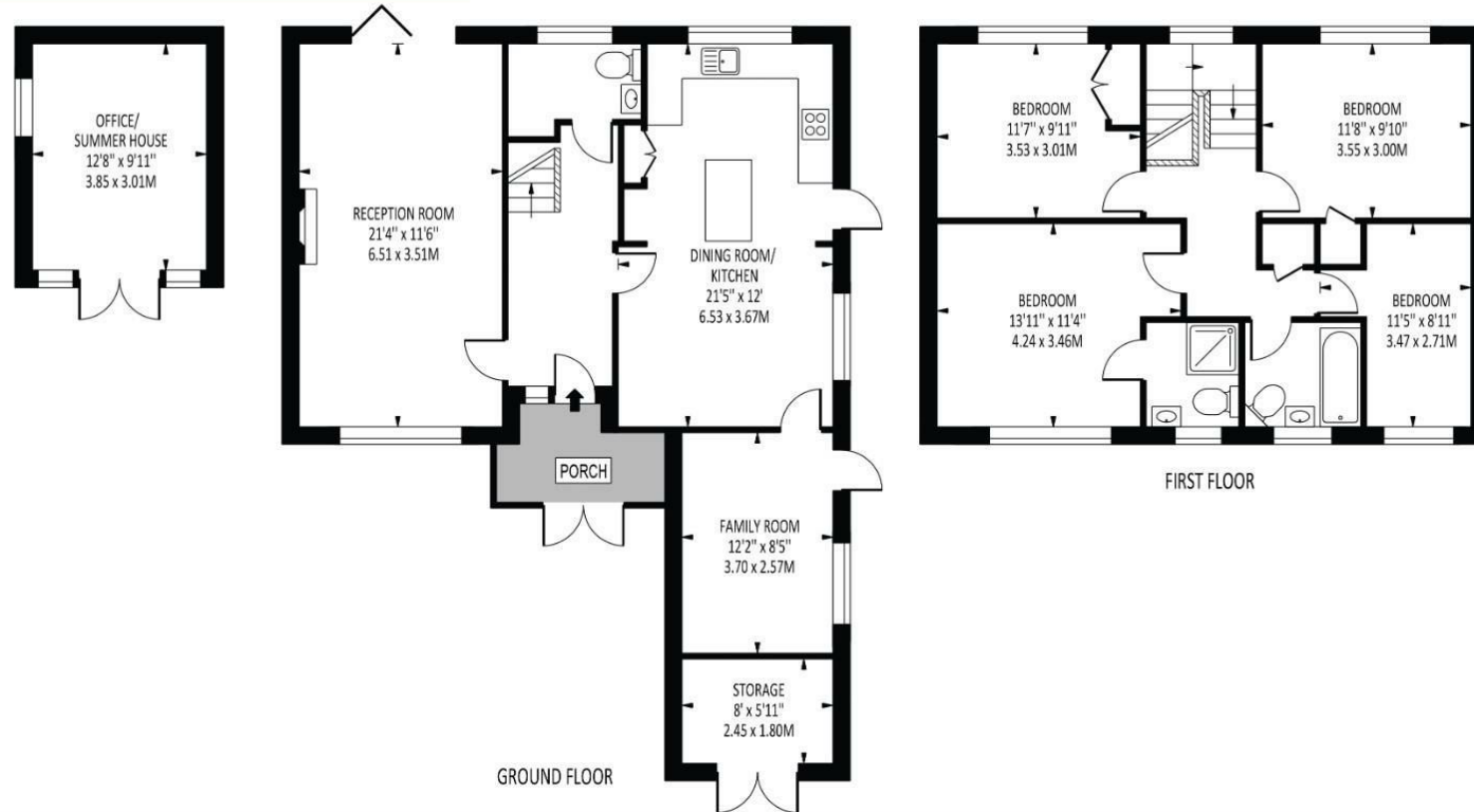
The area is understandably popular with commuters with both Worcester Park and Malden Manor railway stations and multiple bus routes nearby and the bustling town centre is alive with shops, restaurants and bars to enjoy. Meanwhile the A3 provides direct road access to central London as well as links to the M25.

Tenure: Freehold
Council Tax Band: G





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Total Area: 1580 SQ FT • 146.82 SQ M
(Including Storage & Office/Summer House)
Storage Area : 50 SQ FT • 4.68 SQ M
Office/Summer House Area : 126 SQ FT • 11.70 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	91
England & Wales		
EU Directive 2002/91/EC		

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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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