



**Price**  
**£550,000**

**Freehold**

3x  1x  2x 

**Elmstead Gardens,  
Worcester Park, Surrey,  
KT4**

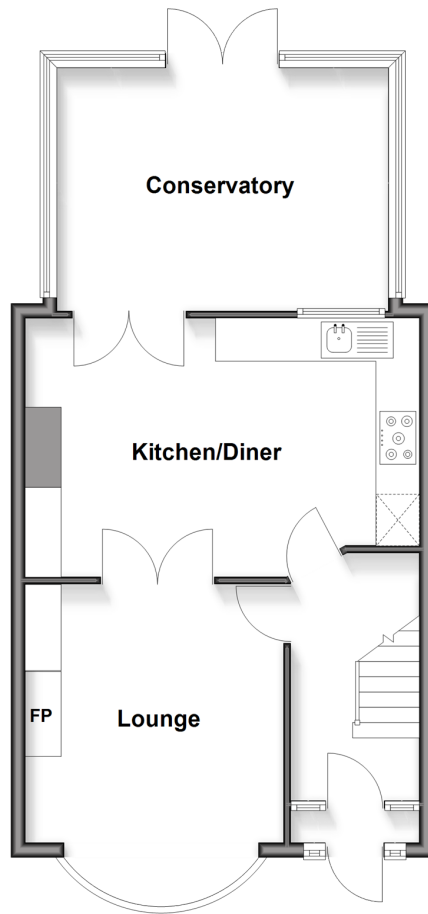
**OVER 60?**

Secure this property  
for up to **59% less!**

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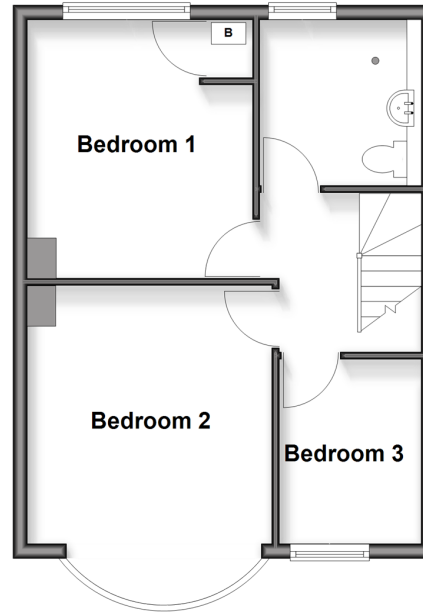
## Ground Floor

Approx. 56.0 sq. metres (602.3 sq. feet)



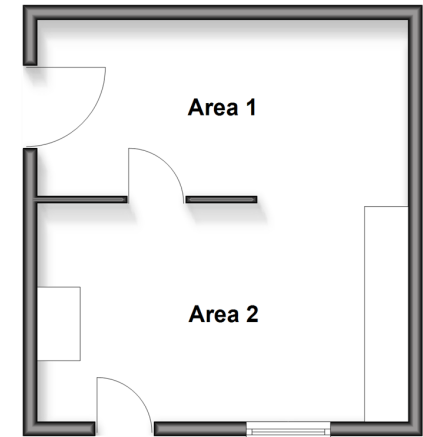
## First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



## Outbuilding

Approx. 28.6 sq. metres (307.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 11'8 x 11'4 (3.56m x 3.46m)

Kitchen/Diner: 17'4 x 11'8 (5.29m x 3.56m)

Conservatory: 14'7 x 10'8 (4.45m x 3.25m)

### FIRST FLOOR

Landing

Bedroom 1: 11'4 x 11'1 (3.46m x 3.38m)

Bedroom 2: 11'8 x 10'1 (3.56m x 3.08m)

Bedroom 3: 8'2 x 6'2 (2.49m x 1.88m)

Shower Room

### OUT BUILDING

Area 1: 16'7 x 7'8 (5.06m x 2.34m)

Area 2: 16'7 x 9'8 (5.06m x 2.95m)

### OUTSIDE

Driveway

Rear Garden



## Main features

- Less than half a mile to Worcester Park & Stoneleigh stations
- Driveway for two cars
- Workshop that was once a double garage at the bottom of the garden
- Surprisingly long garden, several seating spots dotted through & mature greenery
- Potential to extend (subject to planning permission)



### Nearest Schools

Primary Schools: Auriol Junior School 0.2 miles, Cuddington Community Primary 0.3 miles, Cheam Common Junior School 0.4 miles  
Secondary Schools: Linden Bridge 0.6 miles, Richard Challoner 1.1 miles, Cheam High 1.3 miles



### Transport Information

Train Stations: Worcester Park 0.5 miles, Stoneleigh 0.6 miles, Malden Manor 1.0 miles



### Address

Elmstead Gardens, Worcester Park, Surrey, KT4



### Directions

For directions to this property please contact us.



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■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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