



**Idmiston Square, Worcester Park, KT4 7SX**



**welcome to**

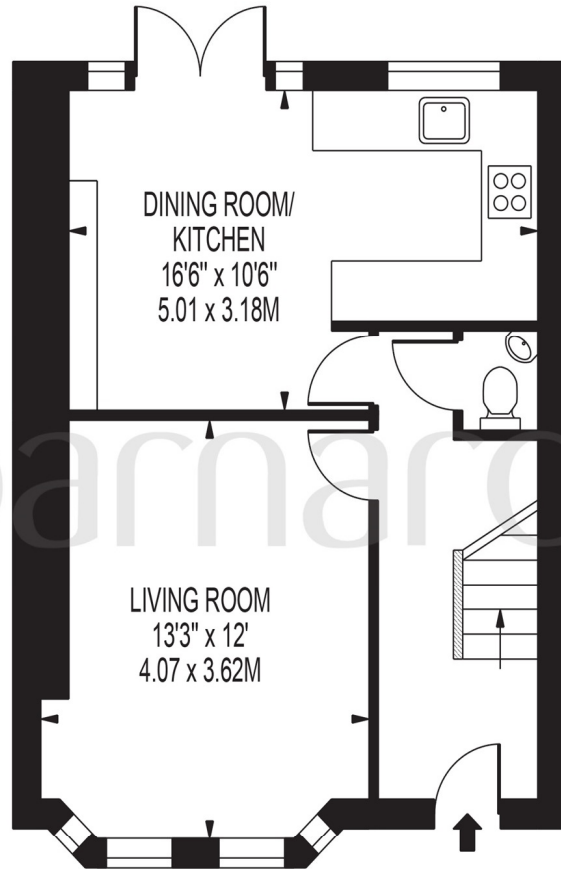
## **Idmiston Square, Worcester Park**

This beautifully presented three-bedroom family home is offered to the market with no onward chain and provides 805 sq ft of meticulously maintained living accommodation. Benefits include three bedrooms, a south-facing garden, and located just 0.3 Miles from Worcester Park Railway Station.

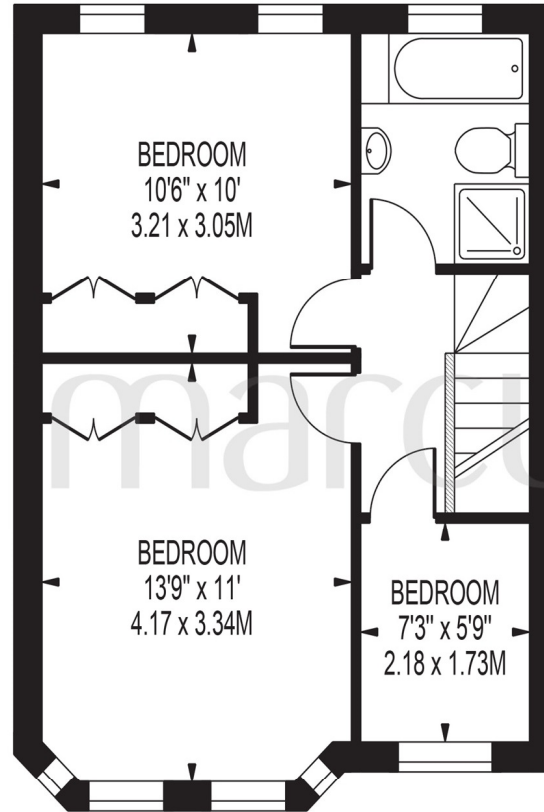


# IDMISTON SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 805 SQ FT - 74.80 SQ M



GROUND FLOOR



FIRST 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.

Nestled on a pretty residential square close to local shops and excellent transport links, this well-presented home offers 805 sq ft of thoughtfully arranged accommodation set over two floors.

The ground floor has been meticulously maintained and features a spacious reception room along with an open plan kitchen/dining room, creating a bright and sociable living space. A convenient downstairs W.C./cloakroom completes the ground floor.

Upstairs, there are three bedrooms: two generously sized doubles with ample room for additional furniture, and a third bedroom ideal as a study or single room. The family bathroom includes both a panelled bath and a separate shower.

To the rear, the property benefits from a south facing garden, perfect for enjoying the sun, while the front offers a private driveway.

Positioned between Kingston and Sutton town centres, Worcester Park is a highly sought after suburb served by a Zone 4 train station offering frequent services to London Waterloo. The vibrant high street provides a wide range of shops, cafés, bars and restaurants, including Waitrose, Starbucks and many independent retailers. Regular bus services connect to New Malden, Kingston and Sutton, and the nearby A3 provides easy access to London and the M25. For outdoor enthusiasts, Manor Park offers green open space just a short distance away.

welcome to

## Idmiston Square, Worcester Park

- Three Bedrooms
- Private Driveway
- Quiet Location
- 0.3 Miles to Worcester Park Railway Station
- No Onward Chain

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers in excess of

**£500,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WCP108088 - 0006

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.

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