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**Cleveland Gardens, Worcester Park, KT4 7JJ**

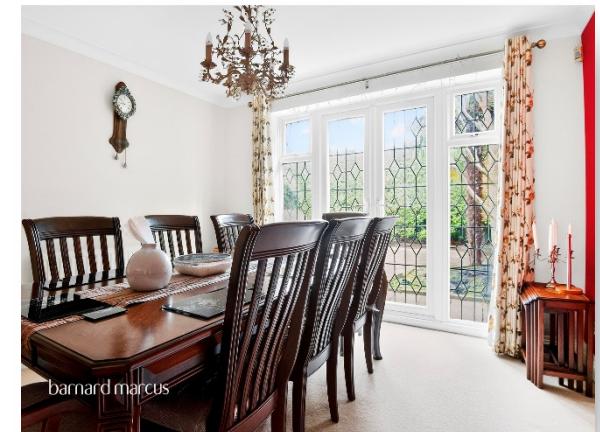


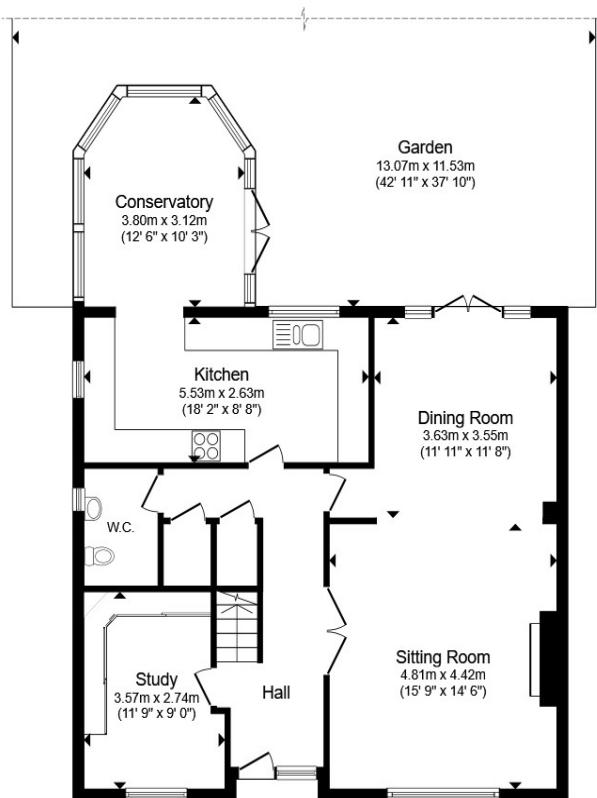
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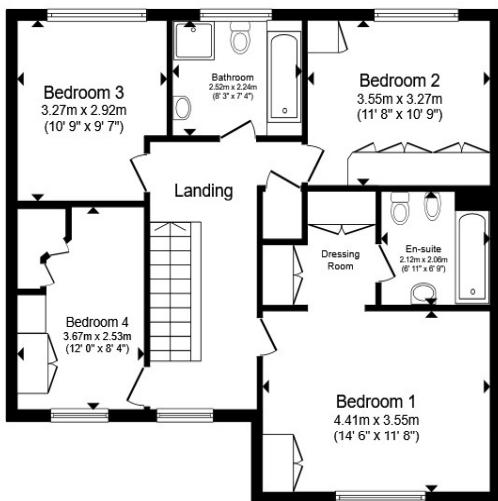
## **Cleveland Gardens, Worcester Park**

Nestled away on an exclusive private cul-de-sac, this stunning Four/Five Bedroom Detached family home boasts a generous 2,025 sq ft of meticulously cared for living accommodation. Benefits include off street parking for 3+ Vehicles, Double Garage and private rear garden. Immediate Inspection Advised.

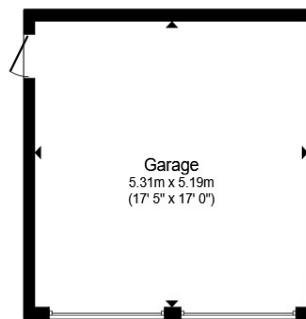




**Ground Floor**



**First Floor**



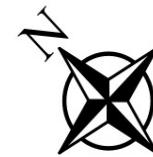
**Garage**

Total floor area 188.1 m<sup>2</sup> (2,025 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Very few properties offer as much as Cleveland Gardens. Meticulously cared for by the existing owners, properties of this nature are very rarely offered to the market. Boasting a generous 2,025 sq ft of living accommodation across two floors - this super property is designed perfectly to host large families and those who love to entertain.



#### Accommodation

Loved by the existing owners, the property internally requires very little modernising and is designed to act host to a large family. The heart lies within the superior double aspect living space which is further complimented by French Doors allowing access to the rear garden - ideal for alfresco dining. The fitted kitchen provides ample storage and food preparation space and flows seamlessly to a newly insulated conservatory which also benefits from newly fitted blinds and air conditioning. Completing the ground floor is a practical study which can also be used as a double bedroom, W.C. and multiple storage cupboards.

#### Outside

Set back from the road, the driveway boasts space for at least three vehicles with additional parking or storage space available within the separate double garage. To the rear there is your secluded private garden with access to the side. Mostly paved, the area is ideal for those who want a practical space with the benefit of low maintenance.

#### Location

Cleveland Gardens is one of Worcester Park's highly sought after Premier Roads, located just off The Avenue. Approx. 0.5 miles from Worcester Park Railway station and vibrant high street. Worcester Park is popular for many commuters, with excellent transport links connecting you to Waterloo in under 30 minutes. The area also benefits from several well-regarded schools and popular green spaces. The high street offers a wide range of well-known retail shops, independent retailers, bars and restaurants, including Waitrose, Sainsburys, Pizza Express and Starbucks.

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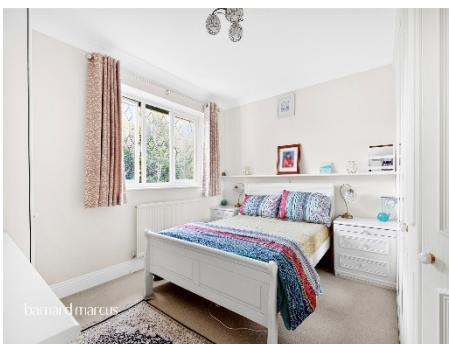
## Cleveland Gardens, Worcester Park

- Four/Five Bedroom Detached Family Home
- Multiple Reception Areas
- Conservatory
- Double Garage & Off-street Parking
- Secluded Private Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: G

# £1,200,000



view this property online [barnardmarcus.co.uk/Property/WCP108283](http://barnardmarcus.co.uk/Property/WCP108283)

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.



Property Ref:  
WCP108283 - 0005

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.

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