

TO LET



Beverley Gardens, Worcester Park, KT4

£3,300.00 PCM

 **4**

 **3**


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Property Description

A beautifully presented and generously proportioned four-bedroom end-of-terrace home, situated on the peaceful residential road of Beverley Gardens, Worcester Park, KT4. Upon entering, you are welcomed by an impressive entrance hall leading through to a stunning open-plan kitchen and dining area, creating the true heart of the home.

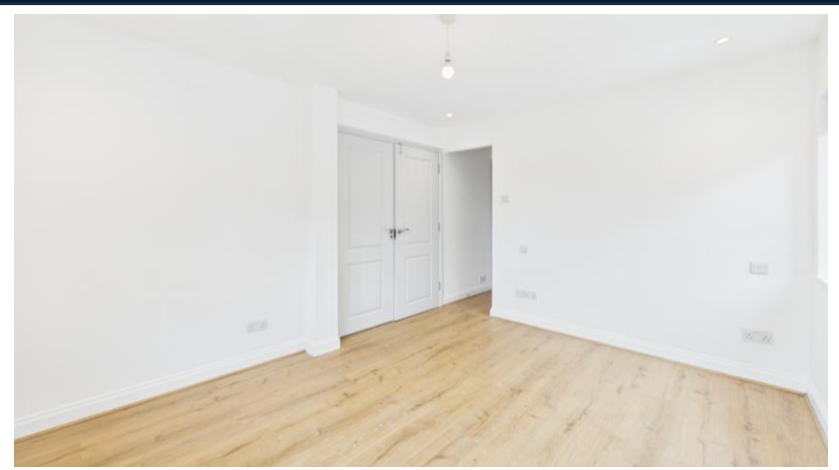
The contemporary kitchen is fully fitted with integrated appliances, while the dining space opens directly onto a spacious, private south-facing garden, perfect for entertaining and family living. A separate second reception room features sleek sliding doors providing access to an additional private patio area. The ground floor is completed by a stylish guest WC and convenient under-stairs storage.

The first floor offers two substantial double bedrooms, each benefiting from modern en-suite shower rooms and walk-in wardrobes. The recently extended top floor provides two further double bedrooms along with a beautifully appointed family bathroom.

Additional features include a high-quality finish throughout following recent refurbishment, striking double-width stable doors, and a private driveway offering off-street parking. Ideally located, the property enjoys easy access to Worcester Park Station, the local High Street, highly regarded schools, and excellent transport connections.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

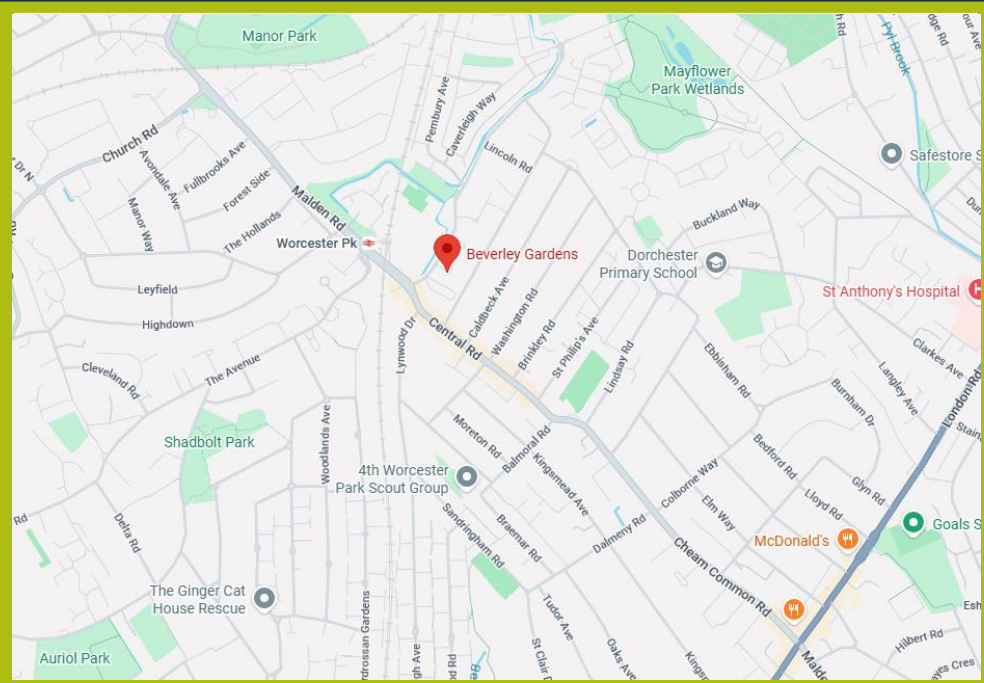
Date Available – 20/06/2026

Holding deposit amount – £761

Security Deposit amount (Five weeks rent) – £3,807.00

Council Tax Band – E

Local Authority – Sutton Council



Property Type

House (End of Terrace)



Construction Type

Brick



Parking

Drive



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

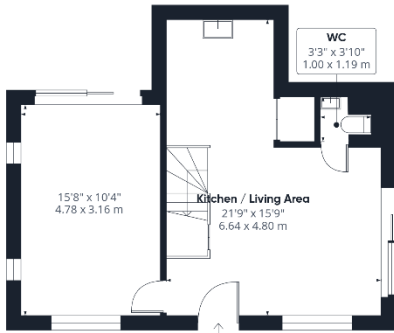
Has the property been flooded in the past five years: NO

Level of Risk: None

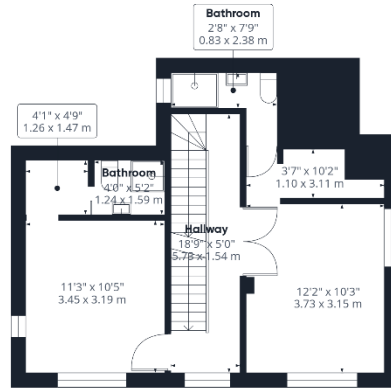


Proposed Development in Immediate Locality?

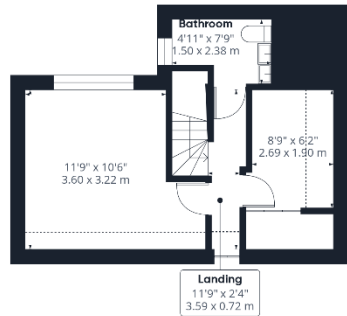
None



Ground Floor



Floor 1



Floor 2



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Approximate total area^m
1139 ft²
106 m²

Reduced headroom
34 ft²
3.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		84
69-80 C		
55-68 D	63	
39-54 E		
21-38 F		
1-20 G		

Balham

45 Bedford Hill,
London, SW12 9EY

☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT

☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX

☎ 020 8679 9889



