



COTSWOLD WAY, WORCESTER PARK, KT4
£425,000 FREEHOLD

**A LOVELY TWO DOUBLE BEDROOM END OF TERRACE
PROPERTY FEATURING TWO ALLOCATED PARKING
SPACES AND SCOPE TO EXTEND STPP**



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AT A GLANCE

- No Onward Chain
- 2 Double Bedrooms
- South-Westerly Aspect Rear Garden
- Living Room
- Kitchen/Breakfast Room
- Family Bathroom
- Two Allocated Parking Spaces
- Rear Access
- Council Tax Band D
- EPC Rating D

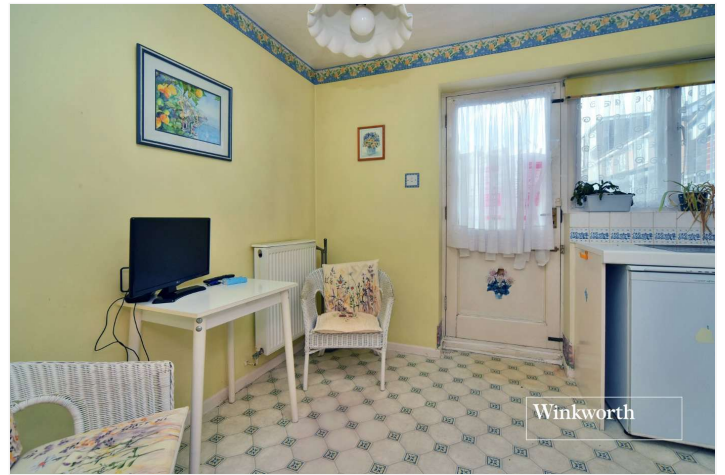
DESCRIPTION

Situated in quiet cul-de-sac, this lovely two double bedroom end of terrace property features a secluded rear garden, two allocated parking spaces and scope for extension subject to the usual planning consents.

The location is perfect for both commuters and families with Worcester Park train station offering fast and frequent services to London and local bus routes providing links to Cheam, Epsom, Kingston-upon-Thames and Morden with its Northern Line tube station. Education in the area is highly regarded and includes grammar schools in the borough. Local schools include Dorchester Primary School and St Cecilia's Primary School.

The accommodation comprises a spacious living room overlooking the front aspect, a kitchen breakfast room, two double bedrooms and the family bathroom. Externally, the South-Westerly aspect rear garden extends to approximately 35ft and is mostly laid to lawn with a patio area ideal for outside socialising. To the front, there are two allocated parking spaces.

No onward chain.



ACCOMMODATION

Living Room - 15'11" x 9'4" max (4.85m x 2.84m max)

Kitchen/Breakfast Room - 12'8" x 8'7" max (3.86m x 2.62m max)

Bedroom - 12'8" x 9' max (3.86m x 2.74m max)

Bedroom - 12'8" x 8'10" max (3.86m x 2.7m max)

Bathroom - 6'2" x 6' max (1.88m x 1.83m max)

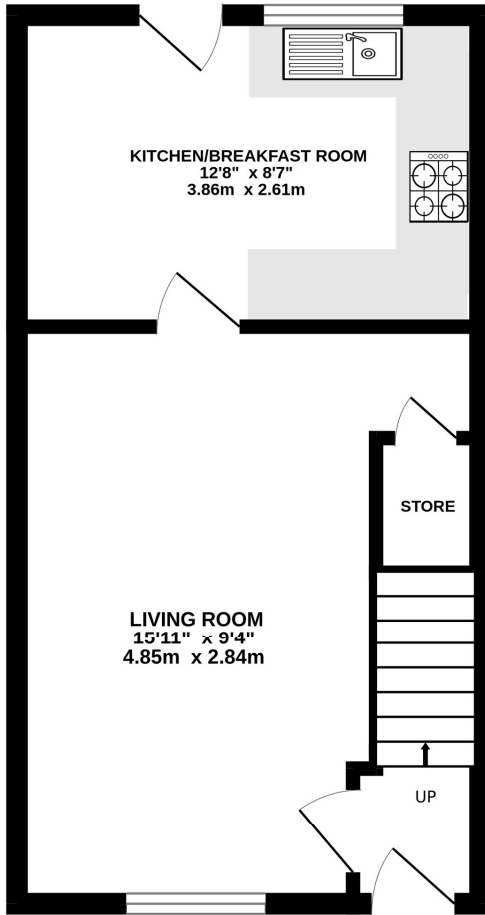
Garden - Approx. 35ft



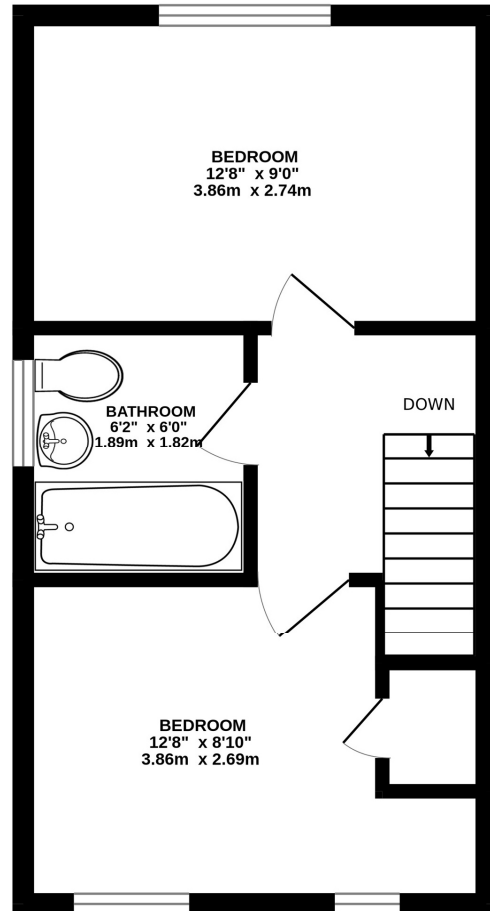
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INTERNAL FLOOR AREA (APPROX.) 630 sq ft/ 59.3 sq m

Garden extends to 35' (10.67m) approx.



GROUND FLOOR



FIRST FLOOR

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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