



**GARETH CLOSE, WORCESTER PARK, KT4**  
**£650,000 FREEHOLD**

**A THREE BEDROOM SEMI-DETACHED FAMILY HOME  
FEATURING MODERN DECOR AND A SETTING WITHIN  
EASY REACH OF WORCESTER PARK TRAIN STATION**

**Winkworth**

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## AT A GLANCE

- No Onward Chain
- 3 Bedrooms
- Living Room
- Dining/Study Area
- Kitchen
- Dining Room
- Cloakroom/WC
- Family Bathroom
- Garden approx. 65ft
- Garage plus Workshop/Store
- Council Tax Band E
- EPC Rating C

## DESCRIPTION

A spacious and very well presented three bedroom family home offering three reception areas, downstairs cloakroom/WC, contemporary décor including features such as bi-folding doors and a cul-de-sac location just over a mile away from Worcester Park town centre with its Zone 4 mainline station and well-regarded local schools.

The accommodation comprises entrance porch with cloaks cupboard, spacious living room flowing into an additional reception area ideal for use as a dining or study area, modern fitted kitchen, large dining room overlooking the garden and downstairs WC. Upstairs there are two double bedrooms, both with fitted wardrobes, a third good sized single bedroom and the family bathroom.

Outside, to the front of the house there is a small garden, garage and hard standing for off-street parking. The rear garden extends to approx. 65ft and is mainly laid to lawn with a patio off the back of the house and a large workshop/store.

The local area is ideal for families and commuters. Education in the area is sought after and includes St Cecilia's Catholic Primary School, Cheam Common Junior Academy, Dorchester Primary School plus Nonsuch High School for Girls at Cheam Village. Local bus routes provide services towards Cheam, Sutton and Morden with its Northern Line tube station whilst Worcester Park train station offers fast and frequent links into London Waterloo.



## ACCOMMODATION

### Entrance Porch

Living Room - 15'2" x 11'11" max (4.62m x 3.63m max)

Reception Room - 11'10" x 6' max (3.6m x 1.83m max)

Kitchen - 9'2" x 7'10" max (2.8m x 2.4m max)

Dining Room - 13'11" x 12'10" max (4.24m x 3.9m max)

### Downstairs WC

Bedroom - 12'6" x 8'10" max (3.8m x 2.7m max)

Bedroom - 12' x 9' max (3.66m x 2.74m max)

Bedroom - 9' x 6' max (2.74m x 1.83m max)

Bathroom - 8'8" x 5'8" max (2.64m x 1.73m max)

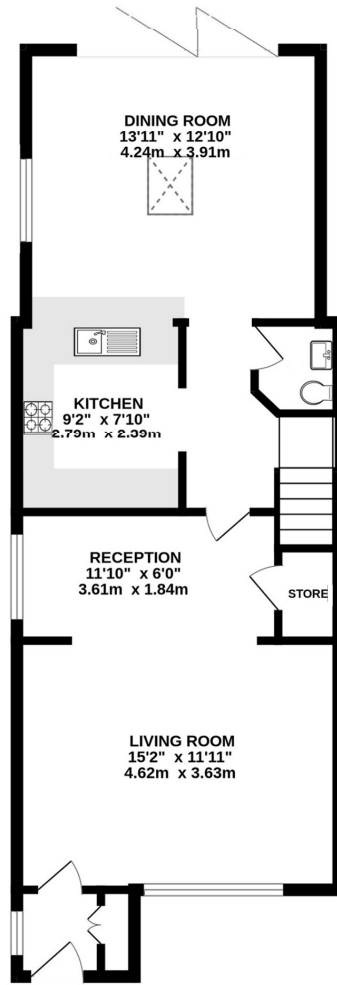
Garden - Approx. 65ft

Workshop/Store - 15'4" x 9' max (4.67m x 2.74m max)

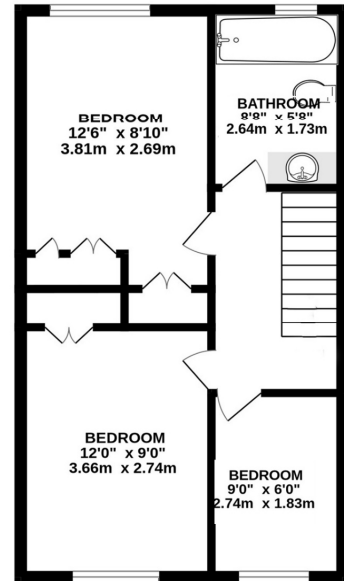
Garage - 16'8" x 8'4" max (5.08m x 2.54m max)



**Gareth Close,  
Worcester Park KT4 8SQ**  
INTERNAL FLOOR AREA  
(APPROX.) 1160 sq ft/ 107.7 sq m  
Excluding Workshop/Store  
Garden extends to 65' (19.81m) approx.



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

