



**THE RETREAT, CHEAM COMMON ROAD, WORCESTER PARK, KT4
£525,000 FREEHOLD**

**A WELL-PRESENTED TWO BEDROOM AND TWO BATHROOM
END OF TERRACE PROPERTY SITUATED IN A QUIET CUL-DE-
SAC CLOSE TO WORCESTER PARK HIGH STREET**



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See things differently



AT A GLANCE

- Quite Cul-de-Sac
- End of Terrace
- 2 Double Bedrooms
- 2 En-Suite
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Downstairs Cloakroom/WC
- Side Access
- 40ft Approx Rear Garden
- Off Street Parking to Front
- Walking Distance of High Street
- Worcester Park Zone 4 Station
- Council Tax Band E
- EPC Rating C

DESCRIPTION

Situated in a quiet cul-de-sac location, close to Worcester Park high street, this well-presented end of terrace family home benefits from two bathrooms, a pretty rear garden with useful side access and allocated parking.

The local high street provides an array of amenities including shops, restaurants, cafes and bus routes towards Kingston, Sutton and Heathrow. Worcester Park Zone 4 train station is within easy reach and provides fast and frequent services to Central London. Families will benefit from nearby parkland at Nonsuch Park and Auriol Park, leisure centres and several well-regarded schools including Cheam Common Infant's and Junior Academies.

The accommodation comprises a spacious entrance hall with downstairs cloakroom/WC, a front aspect kitchen, a dual aspect large living room/dining room with double doors to the rear garden, two well-proportioned double bedrooms, an en-suite bathroom and an en-suite shower room. The interior is decorated with a neutral palette which enhances the light and airy feel throughout.

Externally, the rear garden is mostly laid to lawn and high fence enclosed and features a patio area and useful side access. To the front, the driveway provides off street parking.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 16' x 12'8" max (4.88m x 3.86m max)

Kitchen - 10'4" x 6'7" max (3.15m x 2m max)

Cloakroom/WC

Bedroom - 12'8" x 12'6" max (3.86m x 3.8m max)

En-Suite Shower Room

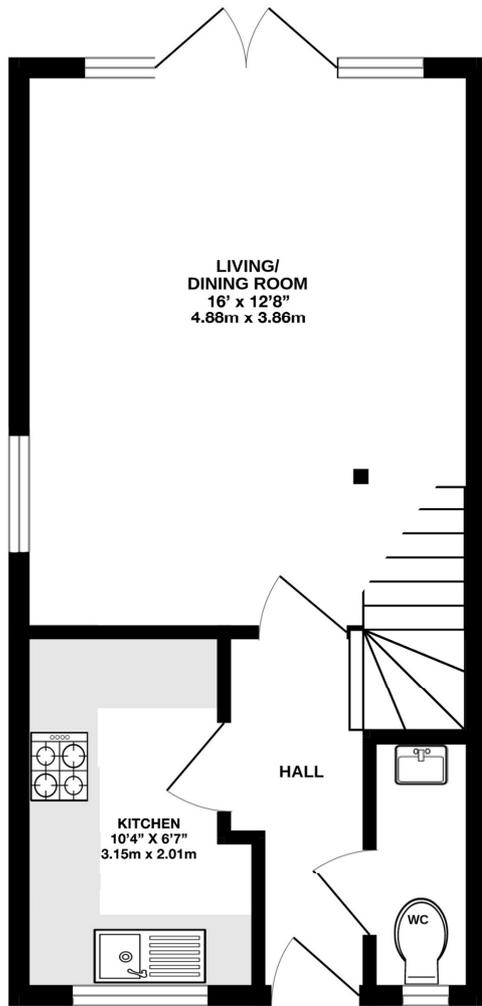
Bedroom - 12'9" x 8'6" max (3.89m x 2.6m max)

En-Suite Bathroom

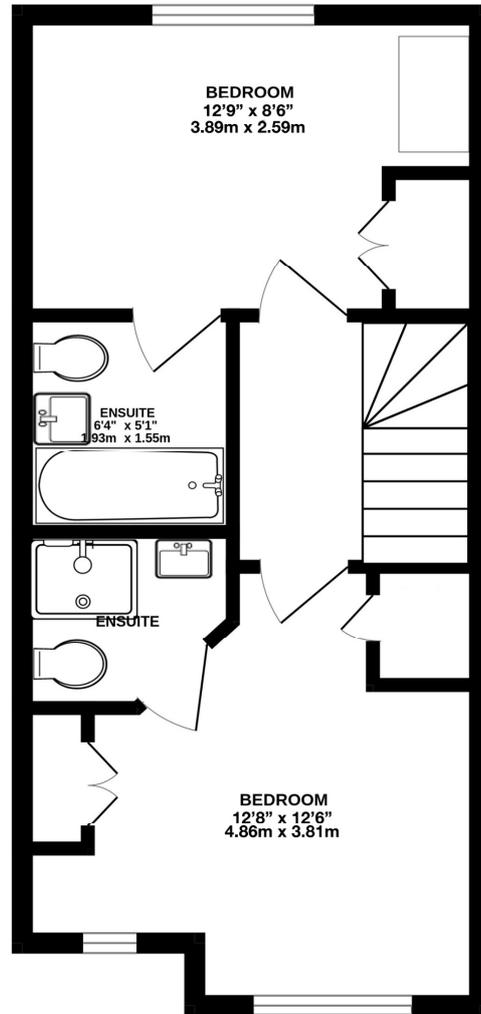
Garden - Approx. 40ft

Off Street Parking





GROUND FLOOR



FIRST FLOOR

Cheam Common Road, Worcester Park KT4 8SU

INTERNAL FLOOR AREA (APPROX.) 705 sq ft/ 65.5 sq m

Garden extends to 40' (12.19m) approx.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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