



Canterbury Close, Worcester Park

The PERSONAL Agent

# Guide Price £600,000

## Freehold

- Modern and Stylish House Built In 2005
- Two Designated Parking Spaces Immediately Outside
- Entrance Hall and D/s Cloakroom
- Modern Fully Fitted Kitchen With Integrated Appliances
- Spacious Lounge/Dining Room
- Two First Floor Double Bedrooms
- Modern Family Bathroom
- Master Bedroom With Ensuite Shower Room
- Landscaped Rear Garden
- Exclusive Cul-De-Sac Development

A modern and stylish three storey house set in an exclusive development built in 2005 with two designated parking spaces and landscaped level rear garden. The property is beautifully appointed throughout and is located only a short walk of North Cheam High Street and Worcester Park High Street is less than 1 mile away.

The property enjoys a great position within the development and has the added benefit of a secluded rear garden with a raised decked seating area and an Astro turfed lawn that enjoys the afternoon and early evening sun.

The immaculately presented accommodation really benefits from a huge amount of natural light due to the clever design of this home. It comprises a large reception room to the rear with doors to the garden, a contemporary kitchen with all the integrated appliances you would expect from a modern home, downstairs W.C, two double bedrooms on the first floor one of which the current owners use as a home office for the days when



they do not need to commute and a family bathroom.

On the second floor is an impressive principal bedroom suite fitted with ample storage, a large ensuite shower room and great elevated views of the development,

Further noteworthy points to mention about this property include; allocated parking for two vehicles to the front and a fully enclosed rear garden that enjoys one of the most private positions.

The main reception room seamlessly links to the garden, which is ideal for al-fresco entertaining or enjoying a drink at the end of a long day, the garden is offering two defined areas with ample artificial lawned area and paved patio and smart timber decked seating area with space for a garden store.

Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as

well as a variety of restaurants, Worcester Park also offers great access to public transport.

The property is within walking distance of both Worcester Park mainline rail station with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

There are also local bus routes nearby giving convenient access to Morden underground making this freehold property ideal for commuters.

Tenure - Freehold  
Council tax band - E



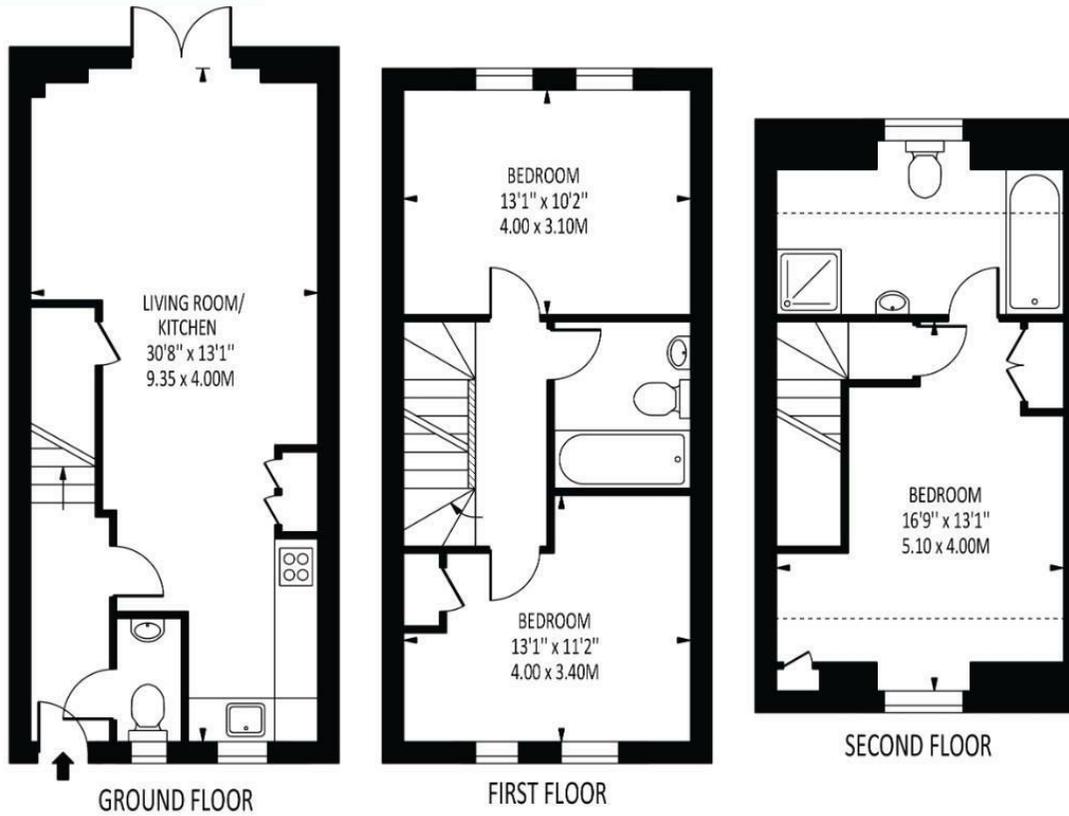


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### Canterbury Close

Total Area: 1094 SQ FT • 101.64 SQ M  
 (Including Restricted Height)  
 Restricted Height Area : 69 SQ FT • 6.40 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>77</b>	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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**EPSOM OFFICE**  
 2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

**STONELEIGH/EWELL OFFICE**  
 62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

**BANSTEAD OFFICE**  
 141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333 699

**TADWORTH OFFICE**  
 Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01737 814 900

**LETTINGS & MANAGEMENT**  
 157 High Street  
 Epsom, Surrey KT19 8EW  
 01372 726 666

The **PERSONAL**  
 Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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