



Northcliffe Close, Worcester Park

The **PERSONAL** Agent

Guide Price £800,000

Freehold

- Four bedroom detached family home
- Spacious reception/dining room
- Separate dining room
- Home office/study
- Ground floor cloakroom
- Well appointed kitchen
- Family bathroom with separate WC
- Integral garage with internal access
- Driveway providing off street parking
- Over 1,560 sq. ft. of accommodation

The Personal Agent are delighted to welcome to the market this spacious and well presented detached family home set in a family friendly and secluded cul de sac, close proximity to Worcester Park train station and High Street.

Set within a sought after residential location, this spacious four bedroom detached family home offers over 1,560 sq. ft. of versatile accommodation, making it an ideal purchase for growing families looking for flexible living space.

The ground floor is thoughtfully arranged to provide excellent living and entertaining space. A welcoming entrance hall leads through to a generous dual purpose reception/dining room, flooded with natural light and providing ample space for both relaxing and formal dining. In addition, there is a separate dining room, ideal for family meals or alternatively as a children's playroom or snug.

The well-proportioned kitchen enjoys views over the rear



garden and offers plenty of worktop and cupboard space, with convenient access to the adjoining integral garage. A separate home office provides the perfect environment for those working from home, while a ground floor cloakroom completes the accommodation on this level.

Upstairs, the property offers four well-proportioned bedrooms, providing flexible accommodation for families of all sizes. The principal bedroom is complemented by three further bedrooms, all served by a modern family bathroom with a separate WC.

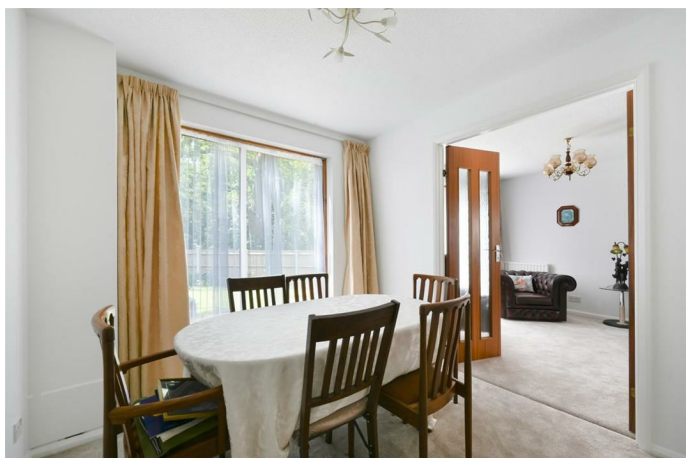
Externally, the property benefits from an integral garage measuring over 17ft in length, offering excellent storage or further conversion potential (subject to the necessary consents), together with off-street parking and a private rear garden ideal for entertaining and family enjoyment.

Offering generous room sizes, a practical layout and excellent versatility throughout, this is a fantastic family home with the scope for buyers to personalise and make their own, all whilst being situated within a desirable residential setting.

Worcester Park offers a large choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, with Kingston just a short drive away offering a more comprehensive range of shops. Worcester Park also offers great access to public transport.

Nearby Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally. Ewell is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure- Freehold
Council Tax Band- G





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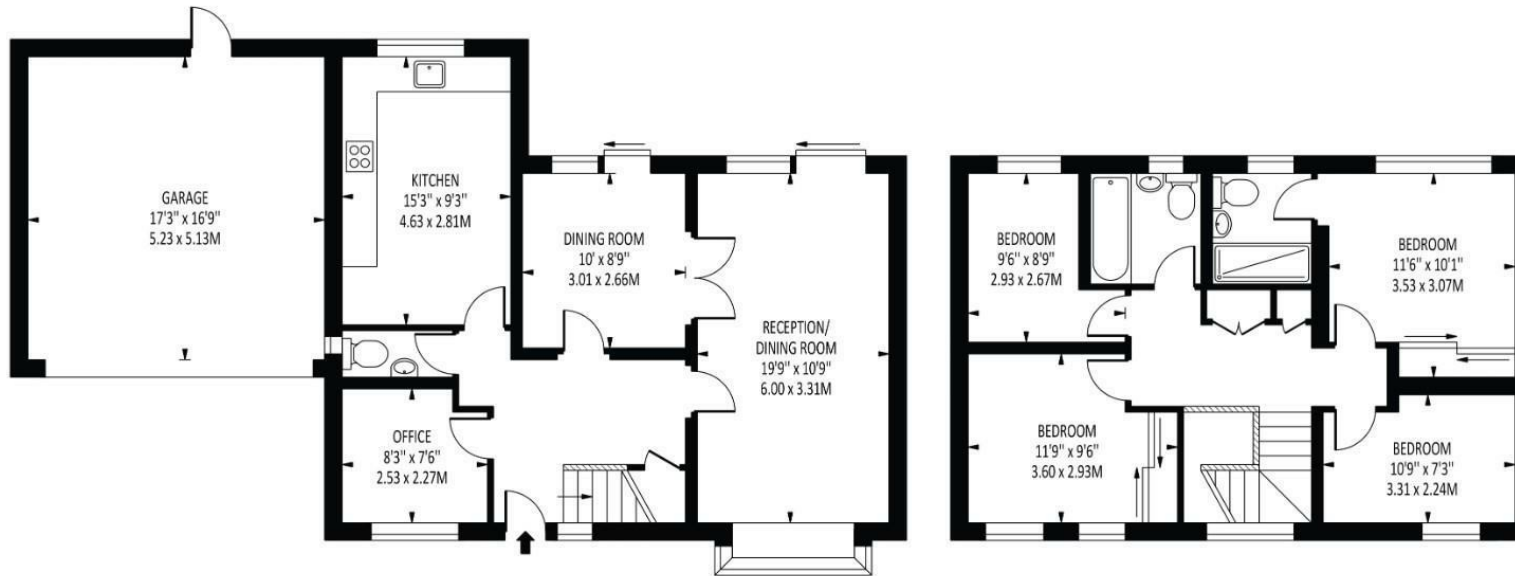


Northcliffe Close

Total Area: 1565 SQ FT • 145.43 SQ M

(Including Garage)

Garage Area : 289 SQ FT • 26.83 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	77
England & Wales		
	EU Directive 2002/91/EC	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

