



Cardinal Close, Worcester Park

The **PERSONAL** Agent



# Guide Price £550,000

## Freehold

- Modern Style Semi Detached House
- Private Driveway and Garage
- Entrance Hall With D/s Cloakroom
- 11'9" x 11'6" Kitchen/Breakfast Room
- Spacious Lounge
- Stunning Rear Extension Built 2017
- Three Bedrooms
- Family Bathroom
- Highly Regarded Residential Area
- Close To Local Shops and Schools

A modern style three bedroom semi detached house with pretty rear garden and private driveway leading to a detached garage. The property is located in a highly regarded residential area close to local shops and schools and is less than a mile of Stoneleigh Broadway and Station. Viewing Highly Recommended

This smart semi-detached house presents an excellent opportunity for young families, downsizers and professionals alike. The property boasts three well proportioned bedrooms, providing ample space for relaxation and rest. The large reception room features a through lounge design, enhanced by oak flooring that adds a touch of elegance and practicality and seamlessly connects to the extension which was built in 2017 and provides French Doors and gable roof with skylights, allowing for a delightful flow of natural light and easy access to the outdoor area. This feature is perfect for entertaining guests or enjoying family gatherings to be enjoyed all year round.



The kitchen is bright and spacious, offering a contemporary space for culinary creativity and plenty of room for table and chairs.

To the first floor there are three good sized bedrooms and a family bathroom which has been thoughtfully designed, complete with a three piece bathroom suite. Externally the property offers off street parking located at the rear of the house in the form of a private driveway and a useful detached garage, which you can also access via the pretty walled garden with level lawn and patio area.

This property not only has a comfortable living space but also provides a wonderful opportunity to enjoy the convenience of Stoneleigh Broadway and Worcester Park High Street.

Homes in this area are extremely popular due to its excellent location close to good local schools, parks and high street with a wide choice of cafes, restaurants and pubs and station with

regular fast trains to London Waterloo.

The property is within walking distance of both Stoneleigh station which is roughly a 14 minutes walk (0.6 of a mile) and Worcester Park mainline rail station which is a 17 minutes walk 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 property ideal for commuters.

Tenure: Freehold  
Council Tax: E





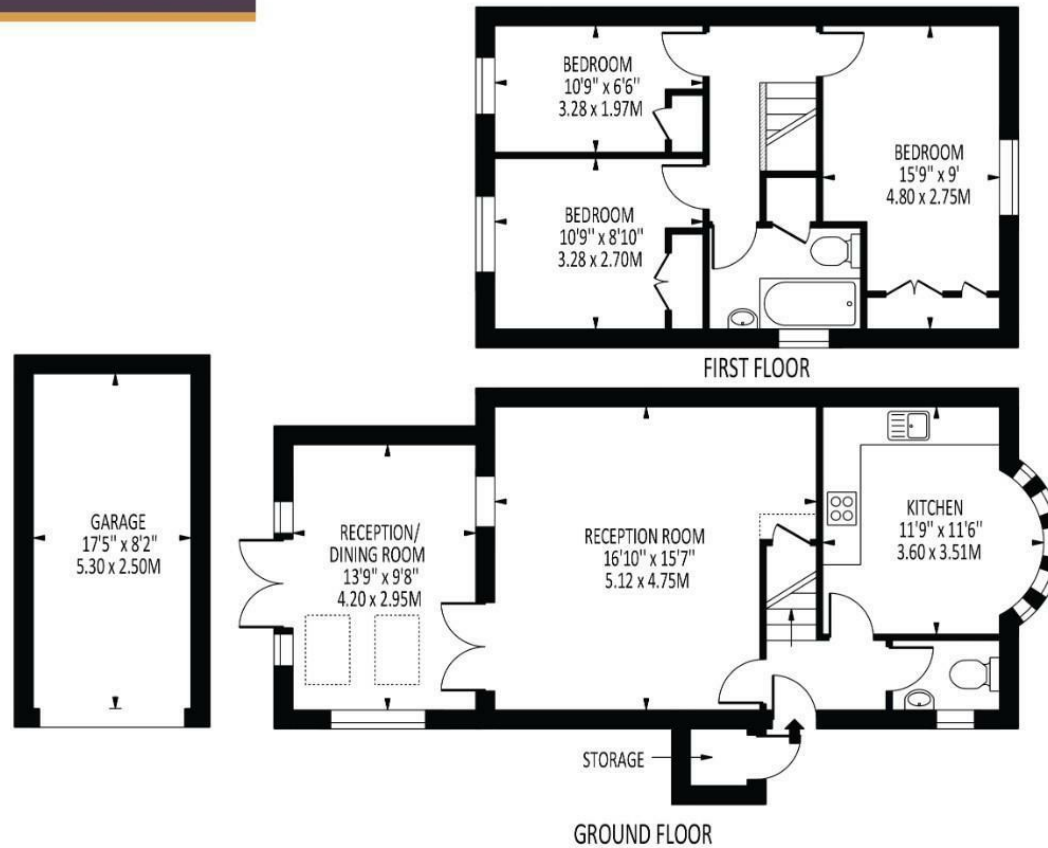




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## Cardinal Closs

Total Area: 1127 SQ FT • 104.70 SQ M  
(Including Garage & Excluding Storage)  
Garage Area : 143 SQ FT • 13.25 SQ M



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		
	71	83
England & Wales		
	EU Directive 2002/91/EC	

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.

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