



Cheam Common Road, Worcester Park

The **PERSONAL** Agent

# £475,000

## Share of Freehold

- Four Bedrooms
- Split Level Apartment
- Kitchen/Dining/Living Area
- Two Bathrooms
- Separate W/C
- High Ceilings
- Private Front And Rear Garden Which Measures 76ft
- Walk to Shops, Schools & Station

This stunning, split level, four bedroom apartment is situated within easy walking distance of Worcester Park town centre and railway station and must be viewed as soon as possible to avoid disappointment.

The property offers 1,156 sq ft of accommodation which is extremely hard to come by for a home priced below £500,000, especially one as thoroughly refurbished as this.

To the first floor is a kitchen / dining / living space with maximum measurements of over 26 x 18ft. Tall sash style windows at either end of the room allow in lots of natural light and compliment the two charming fireplaces and high ceilings.

Along the hallway are the first of two bathrooms and a double bedroom with a view of the garden.



Upstairs in the recently converted loft space are three generously proportioned bedrooms and a stylish shower room.

To the rear of the property is a fantastic 76ft lawned garden, along with a private front garden to match both of which are highly unusual feature for an apartment in the area.

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 - Share of Freehold

Length of lease (years remaining) - 994

Annual ground rent amount (£) - N/A

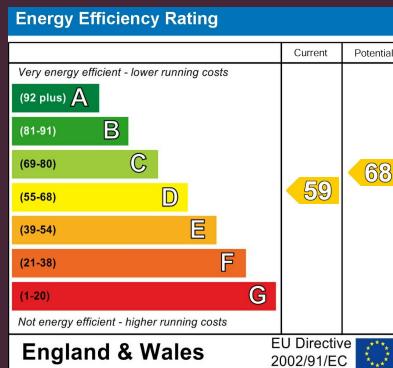
Annual service charge amount (£) - N/A

Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







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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.

