



Cuddington Avenue, Worcester Park

The **PERSONAL** Agent

£900,000

Freehold

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Kitchen / Breakfast Room
- Downstairs W/C
- 82ft S/West Facing Garden
- Garage & Driveway
- Walk to Shops, Schools & Stn.

This spacious four bedroom family home occupies a commanding position opposite a green on the highly sought after Cuddington Avenue.

The property offers larger than average rooms and high ceilings throughout. Off the large entrance hallway are two reception rooms; the dining room with bay window to the front and the lounge with double doors to the rear garden. The kitchen / breakfast room also has a garden view and a handy door to the side of the property.

Upstairs are four generously proportioned bedrooms, a spacious landing and the family bathroom.

A driveway sweeps across the front of the property and leads to an integral garage, while to the rear is a fantastic South / West facing garden measuring 82ft in length.



This property offers huge potential for extension subject to the usual planning constraints and must be viewed as soon as possible to avoid disappointment.

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Worcester Park offers a bustling town centre with many shops, restaurants and bars, with the convenience of the mainline railway station on its doorstep with regular services to London Waterloo. The A3 is close by giving direct road access to both London and the M25.

Tenure: Freehold.







| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

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