



St. Clair Drive, Worcester Park

The **PERSONAL** Agent

Price Guide £650,000

Freehold

- Three Bedrooms
- Semi Detached
- Backing Cuddington Park
- Lounge / Dining Room
- Study & TV Room
- Additional Utility Room
- Conservatory
- No Chain
- Popular Residential Road
- Viewing By Appointment

*** CHAIN FREE *** Occupying an enviable position backing onto Cuddington Park is this spacious three bedroom semi detached home.

The property is offered to the market with no ongoing chain. Sole agents.

The property offers a lounge with a bay window which is open plan to the dining room, through which is a large double glazed conservatory. Further to the ground floor are a study and a TV room in the side extension. The kitchen has also been extended to the side to provide a good sized utility room.



Upstairs are three bedrooms in a classic 1930s layout with two large double bedrooms and spacious single bedroom opposite the family bathroom.

To the front of the property the driveway provides parking for several cars, while to the rear is a fantastic lawned garden with a westerly aspect measuring 98ft in length.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every

twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure - Freehold.
Council Tax: E

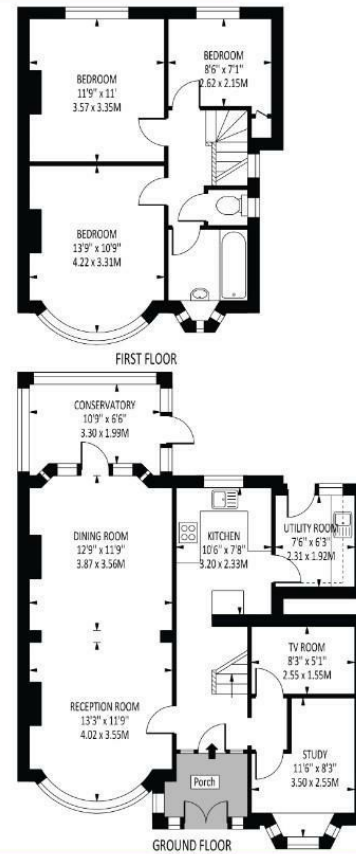





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Total Area: 1198 SQ FT • 111.28 SQ M



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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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