



Caverleigh Way, Worcester Park

The **PERSONAL** Agent

Offers In Excess Of £485,000 Freehold

- Attractive Family Home
- Private Driveway To Front
- Enclosed Entrance Porch and Hallway
- Lounge/Dining Room
- Modern Fully Fitted Kitchen/Breakfast Room
- Three Bedrooms
- Modern Shower Room
- Secluded Level Rear Garden and Detached Outhouse
- Popular Residential Area
- Fully Boarded Loft Space With Skylight Windows.

The Personal Agent are proud to present this attractive and beautifully presented three bedroom home, offering stylish and beautifully appointed accommodation which certainly ensures that this fine property stands out from the crowd.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over two floors. However, for buyers looking for longevity within a home, there is further potential and scope for a full loft conversion which many of these homes have undertaken, subject to planning permissions being obtained.

The enclosed entrance porch leads to a welcoming entrance hall and links to the living/dining room which provides a warm,



cosy yet spacious feel with a large bay window fitted with wooden shutters, helping to create a fantastic first impression and is located next to what is definitely the heart of this home.

The stylish kitchen/breakfast room is fitted with a matching range of floor and wall mounted units incorporating a matching breakfast bar seating area and space for table and chairs and patio doors leading to the rear garden.

Upstairs there are three nicely proportioned bedrooms all with matching double glazed windows, and most with wooden shutters and a modern shower room. There is also a sizable loft space which the vendors currently use as a home office.

Outside, the property also shines with a secluded level rear garden which provides a peaceful retreat and there is a handy detached outhouse to the rear which is equipped with power and lighting and a private driveway to the front ensures parking is a breeze.

The property occupies an enviable position in the road and is close to Mayflower Park Wetlands, The Hamptons and Worcester Park High Street and Station.

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 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 - Freehold
Council tax band - D

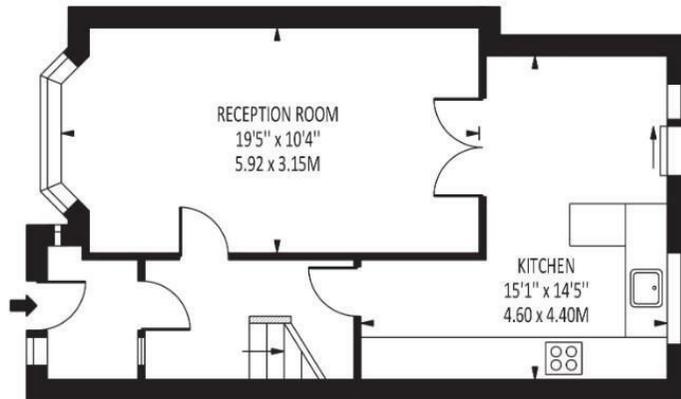
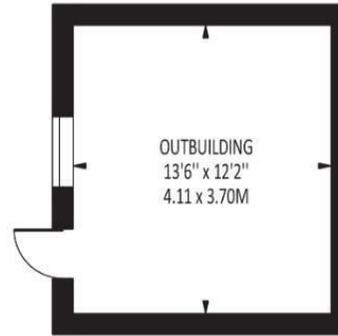




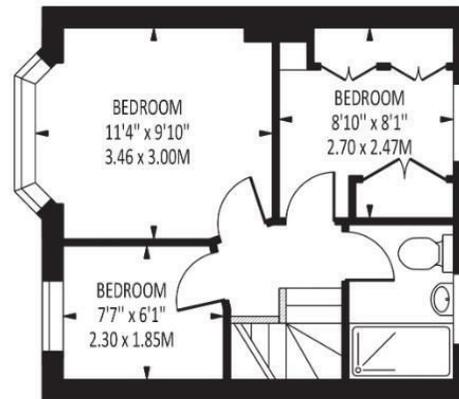


Caverleigh Way

Total Area: 928 SQ FT • 86.20 SQ M
 (Including Outbuilding)
 Outbuilding Area : 164 SQ FT • 15.21 SQ M



GROUND FLOOR



FIRST FLOOR

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		87
(69-80) C	72	
(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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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.

