



Southwood Close  
Worcester Park, KT4 8QH  
Guide price £425,000



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GUIDE PRICE £425,000 - £450,000 Whether you are looking to buy a home for the first time or you are up or downsizing, we're sure you are finding that there is very little choice on the market, with you possibly having to settle with a lovely looking yet maintenance heavy older property or more modern houses that maybe loses some of that aesthetic appeal you love - with any of these choices possibly being in a location that just isn't quite right. Southwood Close is the solution to your problem! Positioned within a secluded cul-de-sac that is friendly yet quiet, you really can have it all. Pulling up to your home after a hard day at work or just relaxing in your wonderful rear garden, you'll look back at your house and won't be disappointed with just how lovely it is. Inside, the contemporary layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The well-proportioned lounge/diner is an open plan layout, with bi-fold doors that are perfectly positioned for you and your guests to all spill out onto when dinner is done! It's also a perfect place to chill out with a good book or just watch some great TV. To the front the modern kitchen has ample space to cook up a storm in, with the bonus of picture views onto the front green. Upstairs, the house continues to offer everything you could ever need, with a fabulous master with integrated wardrobes and the further double bedroom could be used as a home office, kids or spare bedroom. The contemporary family bathroom is also a joy, a great space to unwind in after a hard day of zoom calls! So, what about location? Well you really are in the centre of it all here, being within a short distance to Worcester Park, Cheam, Morden & Sutton, with a vast selection of shopping facilities, restaurants and bars, with excellent transport links whizzing you up to town in no time at all. So, downsides? Well if you consider the property also has a garage, we're struggling to find any!



GROUND FLOOR

Hallway

Living/Dining Room  
18'3 x 13'9 (5.56m x 4.19m)

Kitchen  
11'1 x 6'7 (3.38m x 2.01m)

FIRST FLOOR

Landing

Bedroom  
13'9 x 11'6 maximum (4.19m x 3.51m maximum)

Bedroom  
13'9 x 10'2 (4.19m x 3.10m)

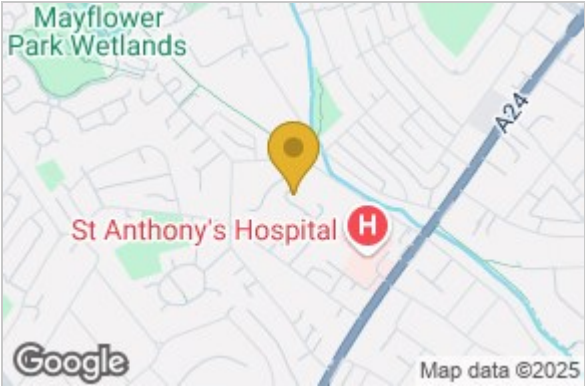
Bathroom  
7'5 x 7' (2.26m x 2.13m)

OUTSIDE

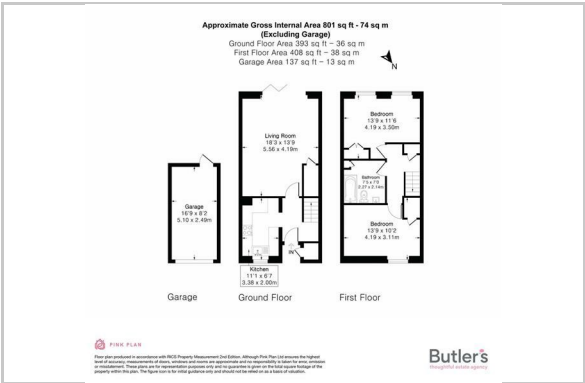
Garage  
16'9 x 8'2 (5.11m x 2.49m)

Rear Garden

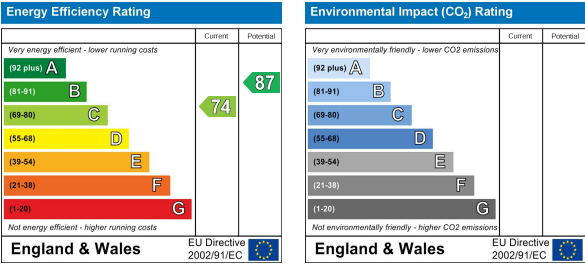
Area Map



Floor Plan



Energy Efficiency Graph



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