



Winchester Mews, Worcester Park, KT4 8QL  
£1,850 PCM



**WILLIAMS  
HARLOW**





WILLIAMS HARLOW ARE PLEASED TO BRING THIS NEW TWO BEDROOM HOUSE TO THE MARKET. Ideally located on a private cul-de-sac in Worcester Park near to the local train station and the local schools. Comprising a modern, fully equipped kitchen, spacious lounge leading onto the back garden and downstairs WC; two double bedrooms with built-in wardrobes and a family bathroom upstairs complete the accommodation. There is a large rear garden and two allocated car parking spaces. Further benefits include gas central heating, double glazing and a brand-new finish. Available mid-October on an unfurnished basis.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



## KITCHEN

Brand new kitchen with all modern appliances integrated with plenty of knee and eye-level units

## LOUNGE

Spacious lounge stretching the full width of the property with double french doors leading directly into the rear garden.

## DOWSTAIRS WC

## STORAGE CUPBOARD

Under-stairs storage cupboard

## BEDROOM 1

Double bedroom overlooking the private road to the front with built-in wardrobe

## BEDROOM 2

Double bedroom overlooking the private rear garden

## BATHROOM

Family bathroom with shower over bath, WC, hand basin and heated towel rail

## GARDEN

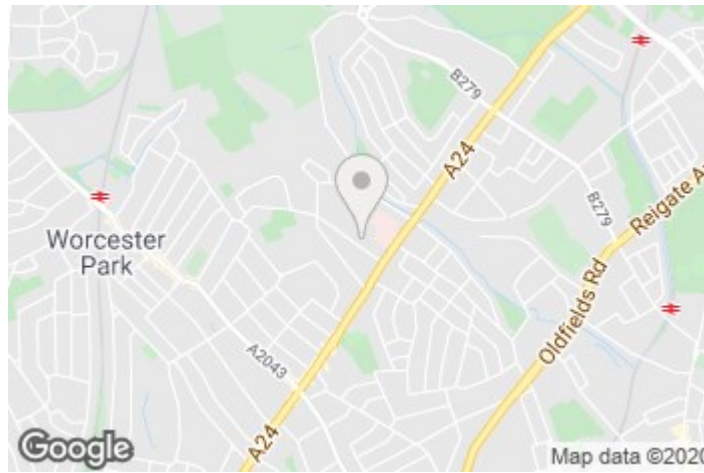
Private garden laid to mainly grass and patio area. Benefit of private side access.

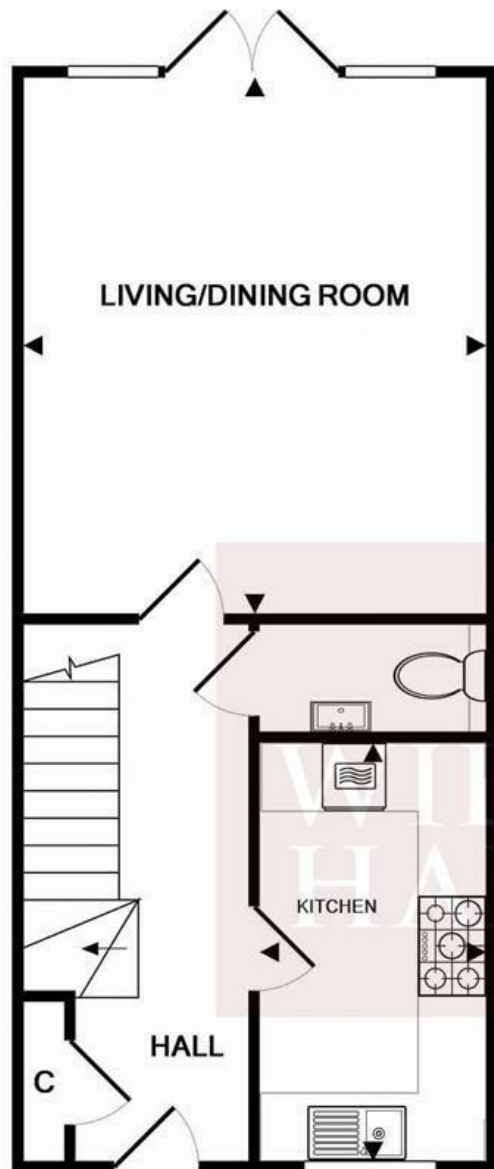
## EXTERNAL FRONT

Private road with two allocated car parking spaces

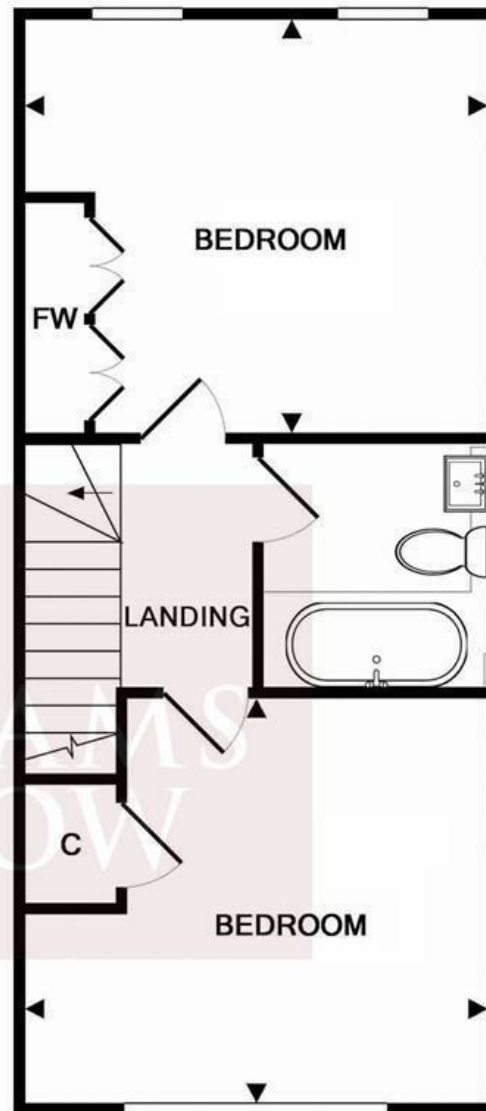
## COUNCIL TAX

Council Tax Band E (£2,151.95) 2020/21





GROUND FLOOR  
APPROX. FLOOR  
AREA 433 SQ.FT.  
(40.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 433 SQ.FT.  
(40.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 865 SQ.FT. (80.4 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE  
Made with Metropix ©2018

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