

Winchester Mews, Worcester Park,

Offers In Excess Of £525,000 - Freehold

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WILLIAMS HARLOW










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Williams Harlow - A modern semi detached house presented in excellent condition close to St Cecillia's primary school. Immaculate presentation inside and out, it will suit all who seek an easy yet impressive lifestyle.

The Property - Modern Convenience

Ultra impressive modern house which promises low energy bills. The décor is neutral, clean and tidy with all the mod cons. Accommodation includes hallway, kitchen, lounge dining room, two first floor bedrooms and bathroom. A really easy property to live with and one which will allow you to move in and enjoy from the get go.

Outside Space - Easy Use

Two parking spaces with additional visitor spaces upon the private road to the front. Private rear garden with patio and lawn. Small but easy to maintain.

The Local Area - Buses, Schools within Yards

This property benefits from being in close proximity to both Worcester Park, North Cheam, Morden and West Sutton. Local bus services are readily available offering routes in the surrounding area include the 93, S3 and 213 Bus Routes linking Morden, New Malden, Sutton, Kingston, Cheam and Carshalton. It also is situated close to the A3 offering great access for those wishing to drive into London and also out towards both London Gatwick and Heathrow.

The nearest train stations are Worcester Park Station and West Sutton and Sutton Common; nestled further along with Morden and Cheam Village not that much further on.

Sainsburys, Asda and Tesco are in all directions and within 10 mins drive.

Why You Should Buy

Most suitable for downsizers, couples and young families; this handsome house and a secure setting which exudes peacefulness.

Local Transport - Bus To Morden Tube

Worcester Park Station 1.0 miles
West Sutton Station 1.1 miles
Sutton Common Station 1.2 miles

Buses to include:
293- Morden Station to Epsom Hospital via London Road
93- Priory Road to Putney Bridge Station via London Road
151- Worcester Park to Wallington via Sutton
SL7- West Croydon Bus Station to Heathrow Central Bus Station via London Road
213 Kingston to Sutton via Worcester Park
613 Tolworth to Sutton (school days)
627 Wallington to Worcester Park (school days)

Local Schools

St Cecilia's Catholic Primary School State School Ofsted: Outstanding 0.1 miles
Cheam Park Farm Primary Academy 0.5 miles Ofsted: Outstanding
Brookfield Primary Academy State School Ofsted: Good 0.3 miles
Dorchester Primary School State School Ofsted: Good 0.4 miles
Cheam High School 0.9 miles Ofsted: Outstanding

Walk To

Bus Routes - Lots of Local Schools - Parade Of Shops - Large Sainsburys - Large Aldi - Dentists - Restaurants -

Features

Two Bedrooms - Semi Detached - 2 X Parking Spaces - Luxury Interior - Modern Build - Private Rear Garden -

Benefits

Private Road - Secure Setting - Maintained Road With Annual Fee of Circa £1700

EPC And Council Tax

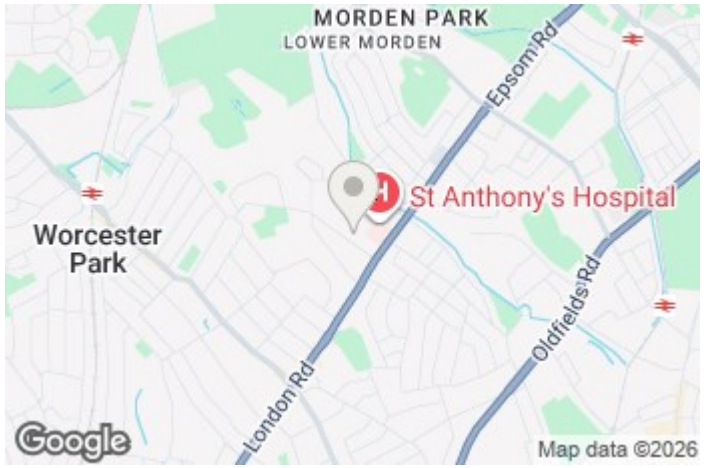
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Why Williams Harlow

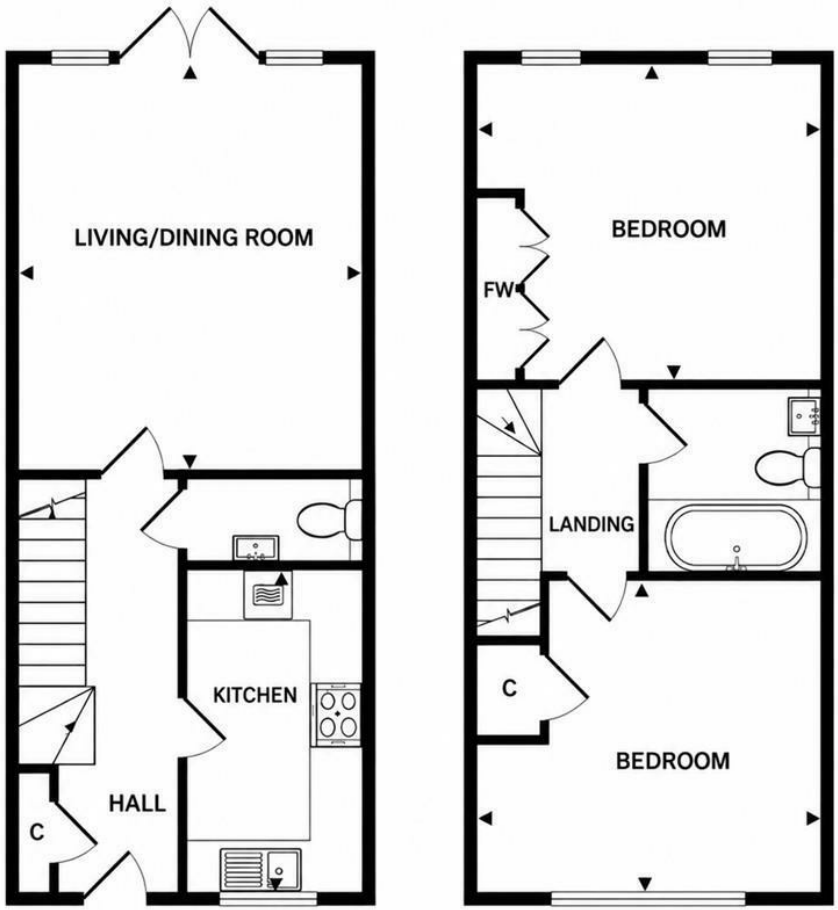
We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.

Room Sizes

Kitchen - 2.14m x 4.1m - Lounge 4.15m x 5.1m - Bed One 4.2m x 3.2m - Bed Two 3.2m x 3.5m - Bathroom 1.9m x 2.3m - Hall 5.3m x 1.35m



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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

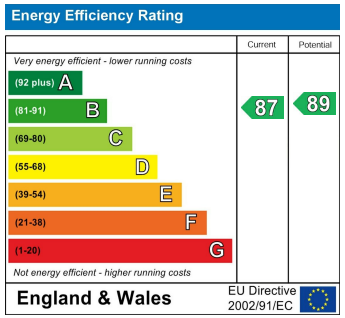
1ST FLOOR
APPROX. FLOOR AREA
433 SQ.FT. (40.2 SQ.M.)

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 and compass bearings before making decisions reliant upon them. Key: C = CUPBOARD FW = FITTED WARDROBE.

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