

**THE RETREAT, CHEAM COMMON ROAD, WORCESTER PARK, KT4  
£500,000 FREEHOLD**

**A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM TWO  
BATHROOM PROPERTY FEATURING A 75FT APPROX. REAR GARDEN  
LOCATED WITHIN EASY REACH OF WORCESTER PARK HIGH STREET**



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See things differently





## AT A GLANCE

- 2 Double Bedrooms
- Ensuite Shower Room
- En-Suite Bathroom
- Entrance Hall with Cloakroom WC
- Modern Fitted Kitchen
- Large Living/Dining Room
- Fitted Wardrobes Plus Storage
- Garden Approx 75ft
- Office/Studio
- Council Tax Band E
- EPC Rating C

## DESCRIPTION

Guide Price - £500,000 - £525,000

A beautifully presented two double bedroom house featuring two en-suite bathrooms and a 75ft approx. rear garden, ideally located in a quiet development close to Worcester Park high street and Worcester Park train station.

The local high street provides a variety of amenities including shops, bars, restaurants, cafés and numerous bus routes to surrounding areas such as Kingston, Sutton and Heathrow. Families will benefit from nearby parkland at Nonsuch Park and Auriol Park, leisure centres and several well-regarded schools including Cheam Common Infant's and Junior Academies and Cheam High School.

The property was renovated and decorated throughout the last couple of years to include new bathrooms, kitchen and flooring throughout. The accommodation comprises a spacious entrance hall with storage cupboard and downstairs cloakroom/WC, a modern fitted kitchen, a spacious living and dining room with double doors onto the rear garden, two double bedrooms, and an en-suite shower room and an en-suite bathroom.

Externally, the landscaped rear garden has an area of astro turf lawn for ease and maintenance, a patio area ideal for outside dining and a large outbuilding which is currently used by the owners as a work from home studio.

To the front, a block paved driveway provides off street parking.





## ACCOMMODATION

Entrance Hall

Downstairs Cloakroom/WC

Kitchen - 12'6" x 6'7" Max (3.8m x 2m Max)

Living/Dining Room - 16'9" x 12'9" Max (5.1m x 3.89m Max)

Bedroom - 12'8" x 12'1" Max (3.86m x 3.68m Max)

Bedroom - 12'10" x 8'8" Max (3.9m x 2.64m Max)

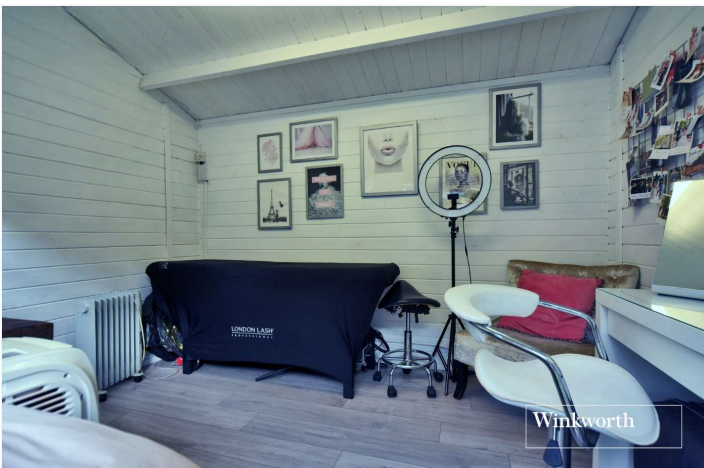
Ensuite Bathroom

Ensuite Shower Room

Storage

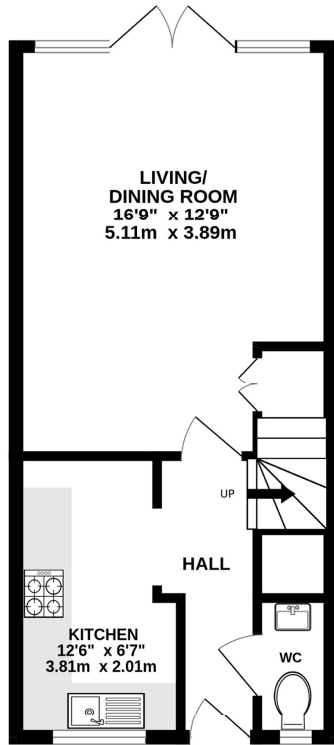
Garden Approx 75ft

Office/Studio - 10'10" x 9'1" Max (3.3m x 2.77m Max)

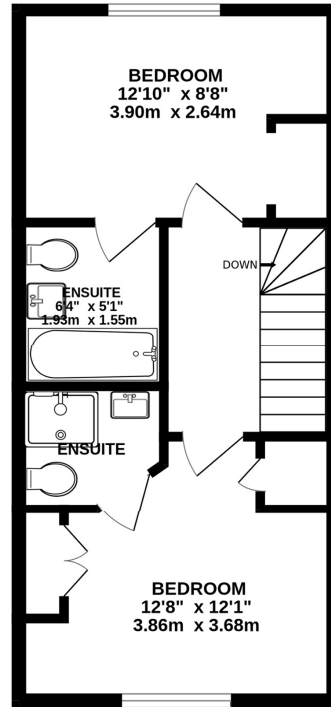




**The Retreat, Worcester Park KT4 8SU**  
 INTERNAL FLOOR AREA (APPROX.) 730 sq ft/ 67.8 sq m  
 Garden extends to 75' (7.62m) approx.



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

