



**KAYBRIDGE**  
RESIDENTIAL



**Bridgewood Road, Worcester Park, Surrey, KT4 8XU**  
**Offers in excess of £600,000**

## **Bridgewood Road, Worcester Park, Surrey, KT4 8XU**

- Popular Residential Location
- Beautifully Presented Family Home
  - Potential To Extend (STPP)
- Generous & Well Appointed Accommodation
  - Pretty Rear Garden
  - Outstanding Local Schools
- Rear Double Garage With Rear Access
  - Driveway and Off Street Parking
    - Off Street Parking
    - End Of Terrace

An attractive and well presented three bedroom end of terrace family home situated in a popular residential location and just a short walk from Stoneleigh and Worcester Park station, with transport links to central London in under 30 minutes, and conveniently situated moments from the green open countryside of Nonsuch Park and Warren Farm.

This extended three bedroom home offers an abundance of natural light and flexible accommodation comprising a spacious entrance hallway leading through to a front reception with beautiful gas fireplace, to the rear is sizeable open plan living room/dining room and fully equipped kitchen/breakfast room which leads into bright and airy conservatory.





On the first floor, there are two good size double bedrooms and a single room all benefiting from a modern bathroom.

To the rear is a well maintained and mature private garden mostly laid to lawn and benefiting from a garage/ workshop.

The generous accommodation is complemented with off street parking up to four cars to the front of the property

Viewing highly recommended. Exclusive to Kaybridge Residential

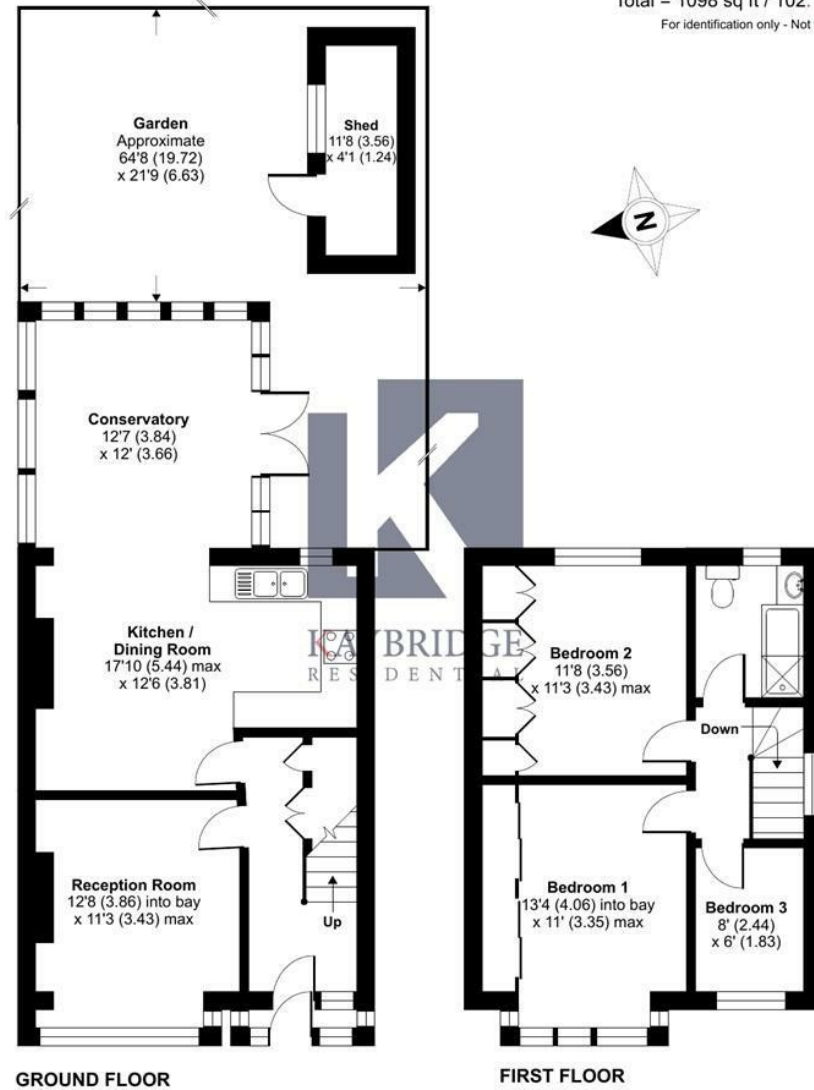
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



# Bridgewood Road, Worcester Park, KT4

Approximate Area = 1052 sq ft / 97.7 sq m  
 Shed = 46 sq ft / 4.2 sq m  
 Total = 1098 sq ft / 102. sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2022. Produced for Kaybridge Residential Ltd. REF: 804602

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	



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