



**Riverhill Mews, Worcester Park, KT4 7AG**  
**Offers in excess of £600,000**

## Riverhill Mews, Worcester Park, KT4 7AG

- 3D Virtual Viewing Available
  - 3 bedrooms
  - Reception/Dining Room
- Master Bedroom With En-Suite Shower Room
- Generous & Well Appointed Accommodation
  - Down stairs WC
- Great Transport Links to London & A3
- Close To Outstanding Local Schools
  - Allocated Parking Space
  - Private Gated Development

A rare opportunity to purchase this modern built property on Riverhill Mews is tucked away in private gated Cul-de-sac on the borders of Worcester Park and Ewell.

A well presented three bedroom family residence offered to the market in immaculate order ideal for anyone looking to just move in. It offers an abundance of natural light and flexible accommodation comprising a spacious entrance hall with ground floor W.C and storage cupboard, a modern fully equipped kitchen and large living/dining room with french style doors opening out onto a south Easterly facing rear garden.

The first floor offers three bedrooms with built in wardrobes, two of which are double and the master





benefiting from an en suite. Furthermore, the first floor benefits from a modern fitted family bathroom serving the family accommodation upstairs.

The property also benefits from private residential parking and gated development.

### **Local Area**

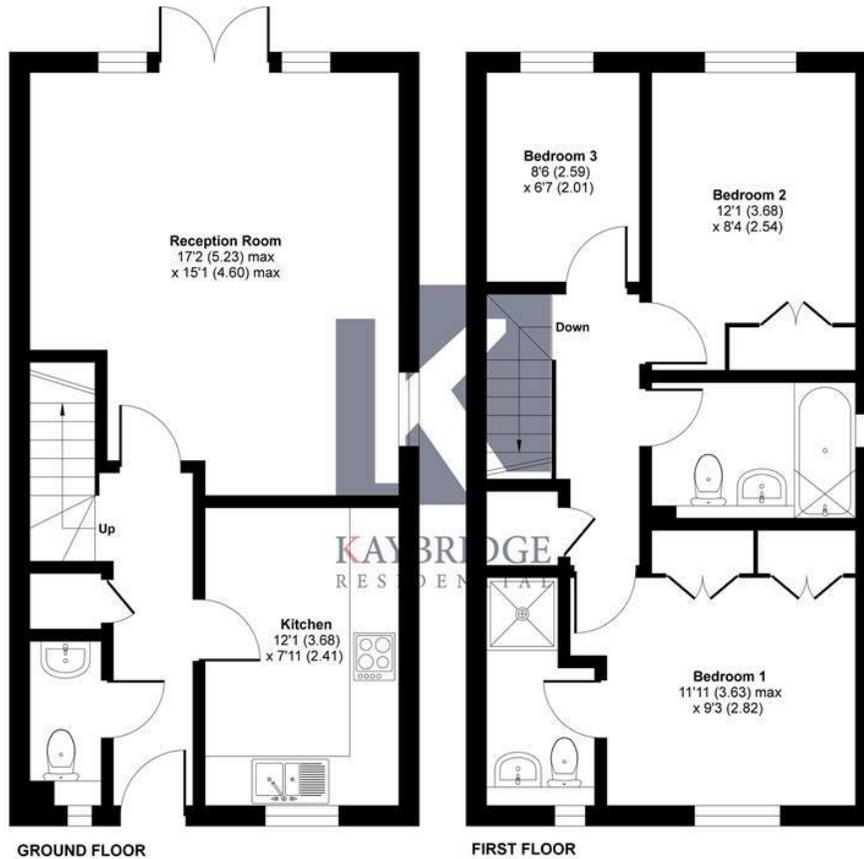
Worcester Park's attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Costa, Caffè Nero, Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and a diverse array of eateries to satisfy most culinary requests. Young families are attracted to Worcester Park's plethora of high performing schools including Linden Bridge School & Malden Parochial C of E Primary School.



# Riverhill Mews, Worcester Park, KT4

Approximate Area = 898 sq ft / 83.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(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 & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Kaybridge Residential Ltd. REF: 623853



23 The Broadway Stoneleigh, Epsom, Surrey, KT17 2JE  
 T: 0208 004 0474  
 E: info@kbridge.co.uk  
 www.kbridge.co.uk

KAYBRIDGE  
RESIDENTIAL

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

