



KAYBRIDGE  
RESIDENTIAL



Delcombe Avenue, Worcester Park, Surrey, KT4 8NY  
Offers in excess of £450,000



## Delcombe Avenue, Worcester Park, Surrey, KT4 8NY

- Excellent Location
- Three Bedrooms
- Open-plan living/Dinning area
- Presented in good condition throughout
- Access For Good Schools
- Close Proximity To Worcester Park Station
- Sought After Location
- Off Street Parking

\*\*\*Priced to Sell\*\*\* Beautifully presented three bedroom house which has been extended by pervious owner to a very good standard and now provides a separate living/dining room plus modern kitchen with doors leading into the rear garden.

The property comprises a welcoming entrance hall which leads to the light and airy through lounge/dinner. The kitchen is at the rear of the house and offers an abundance of space, over and under counter storage as well plenty of work top space for the aspiring chefs! Upstairs there are three bedroom with a three piece family bathroom.

At the rear of the garden is there is a mature garden, which benefits from a raised patio area which would be a perfect spot to enjoy the sunshine while entertaining friends and family. To the front of the property there is a driveway for parking.







### Location

Worcester Park is located on the borders of Surrey & South West London. Located just 10 miles from Central London, Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes and departing every 15 minutes.

Worcester Park's attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Costa, Boots, WH Smiths & Superdrug as well as an array of independents. The property is also well located for well regarded schools, including Dorchester and St. Cecilia's Catholic Primary Schools.

### Money Laundering Regulations

In order to comply with Money Laundering Regulation, from June 2017, all prospective purchasers are required to provide the following- 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Kaybridge Residential reserve the right to obtain electronic verification.

### Tenure

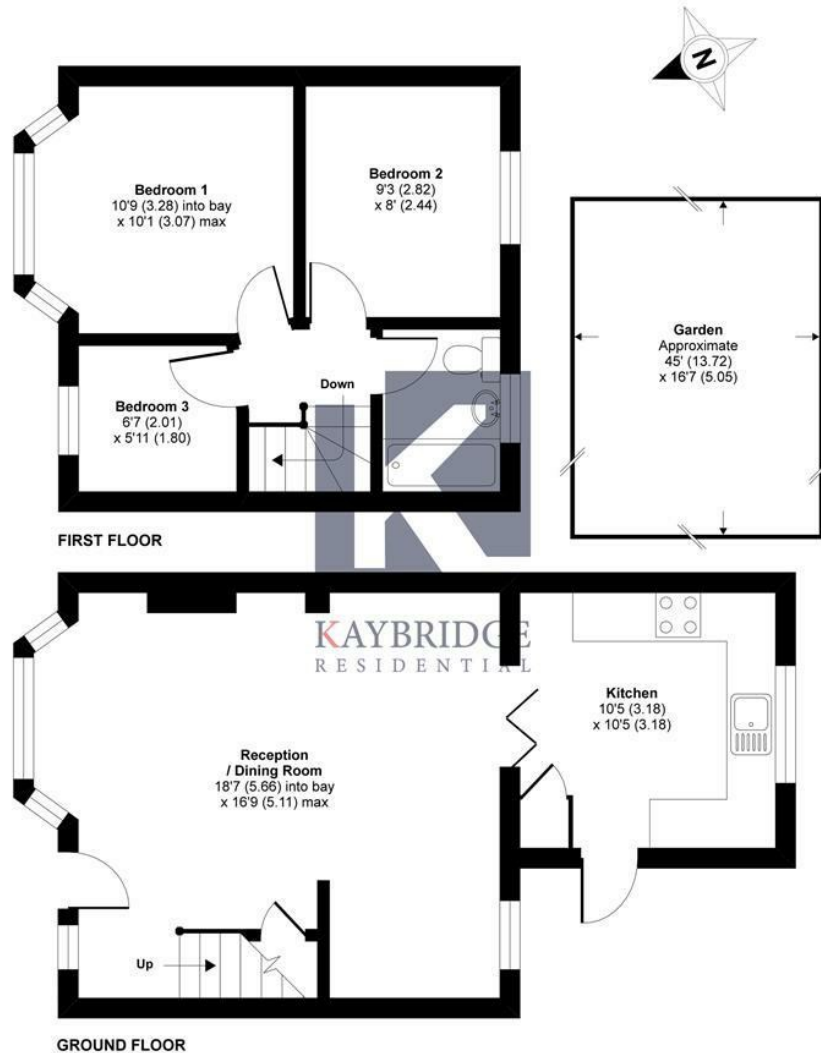
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.





# Delcombe Avenue, Worcester Park, KT4

Approximate Area = 721 sq ft / 66.9 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). © richcom 2021. Produced for Kaybridge Residential Ltd. REF: 694836

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(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>			70
(1-20) <b>G</b>			
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) <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		EU Directive 2002/91/EC	



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