



**KAYBRIDGE**  
RESIDENTIAL



**Bridgewood Road, Worcester Park, Surrey, KT4 8XP**  
**Offers in excess of £535,000**

## Bridgewood Road, Worcester Park, Surrey, KT4 8XP

- Three Bedrooms
- Popular Residential Location
- Open Plan Dining and Living Room
  - Off Street Parking
  - Outstanding Local Schools
  - Close to Public Transport
  - Potential to extend STPP

A well presented and extended three bedroom terrace family home is situated in a popular tree lined road between Worcester Park and Stoneleigh well located for access to Worcester Park station with its regular service to Waterloo in under thirty minutes.

The accommodation comprises an entrance hallway leading through to a spacious and bright lounge, to the rear the property has been extended to create a kitchen/breakfast room with sliding doors directly onto a rear garden garden.

furthermore on the ground floor you will find a good size utility room with cloakroom/W.C

To the first floor are two generous bedrooms and one single with the main family bathroom/W.C.





The accommodation is complimented with off street parking for two cars to the front of the property.

Viewing highly recommended. Exclusive to Kaybridge Residential.

Local Area

Worcester Park station provides access to Waterloo by rail in under thirty minutes and buses serve New Malden and Kingston with the A3 linking the area to London and the south of England by road. As you would expect from a busy and vibrant high street there are a good selection of shops, bars and restaurants including a Waitrose store. There are a number of well regarded schools locally and Cuddington and Nonsuch Park cater for those who enjoy the outdoors.

### **Important note to purchasers**

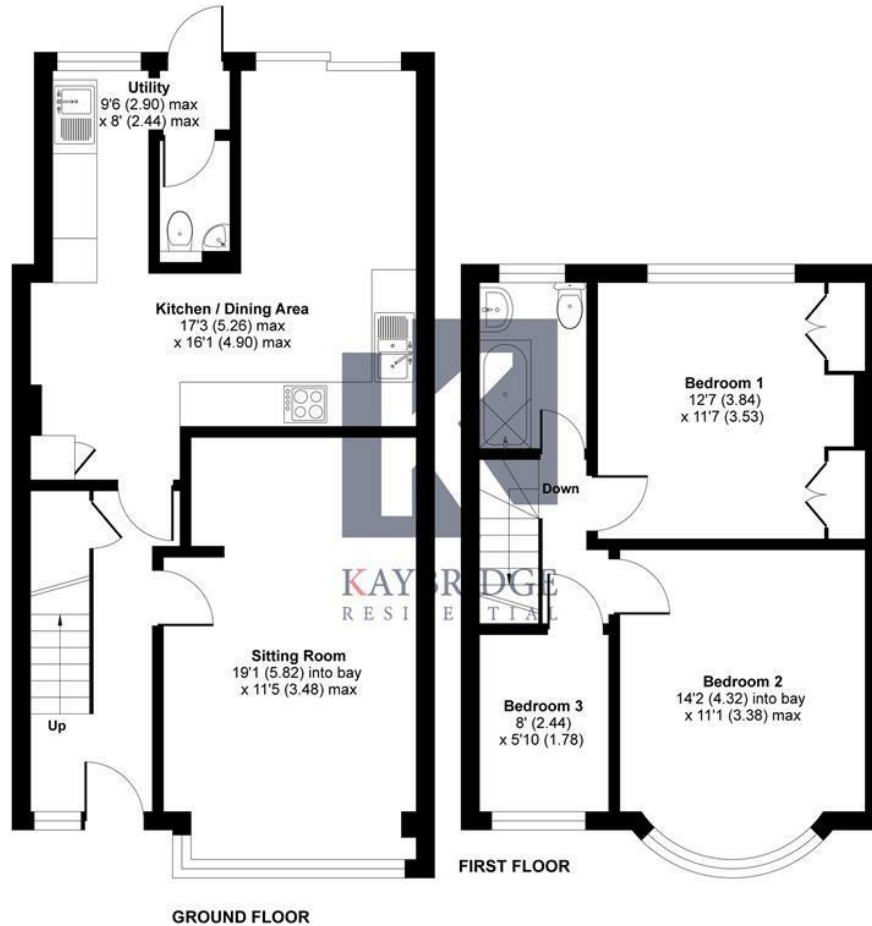
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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 = 1025 sq ft / 95.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		68	
(55-68) D			
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Kaybridge Residential Ltd. REF: 708853



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