







9 Leicester Close, Worcester Park, Surrey, KT4 8TJ

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Offers over £390,000

WH WATSON HOMES
Estate Agents

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*** 900+ YEARS LEASE AND PRIVATE GARDEN WITH GARAGE *** Watson Homes are pleased to present this spacious two double bedroom first floor maisonette, nestled away in a secluded cul-de-sac in Worcester Park, close to local shops, amenities and bus links. This superb property offers its own private garden space, two double bedrooms, a modern kitchen and bathroom and a garage that is currently used as a social space to entertain family and friends.

Ideally located for amenities with Worcester Park High Street and all the facilities it has to offer just a short walk away, in addition to Cheam Leisure Centre, Nonsuch Park and highly regarded local schools.













Accommodation

Part glazed wooden front door to..

Entrance

Stairs to 1st floor landing
Glazed window to side aspect, loft access, single panel radiator.

Lounge/Diner
Large UPVC double glazed window to rear aspect, single panel radiator, two storage cupboards, fitted blinds.

Kitchen











Modern range of fitted wooden wall units with matching cupboard and drawers below, Quartz worktops with inlaid stainless steel sink and chrome mixer tap, space for cooker, space and plumbing for washing machine and dishwasher, Quartz tiled flooring with underfloor heating, space for tall standing fridge/freezer, single panel radiator, cupboard housing combination boiler, tiled splash back, UPVC double glazed windows to side and rear aspects.

Bedroom One
UPVC double glazed window to front aspect, double panel radiator, fitted wardrobes and dressing table, fitted black out blinds.

Bedroom Two
UPVC double glazed window to front aspect, single panel radiator, built-in wardrobe, fitted black out blinds.

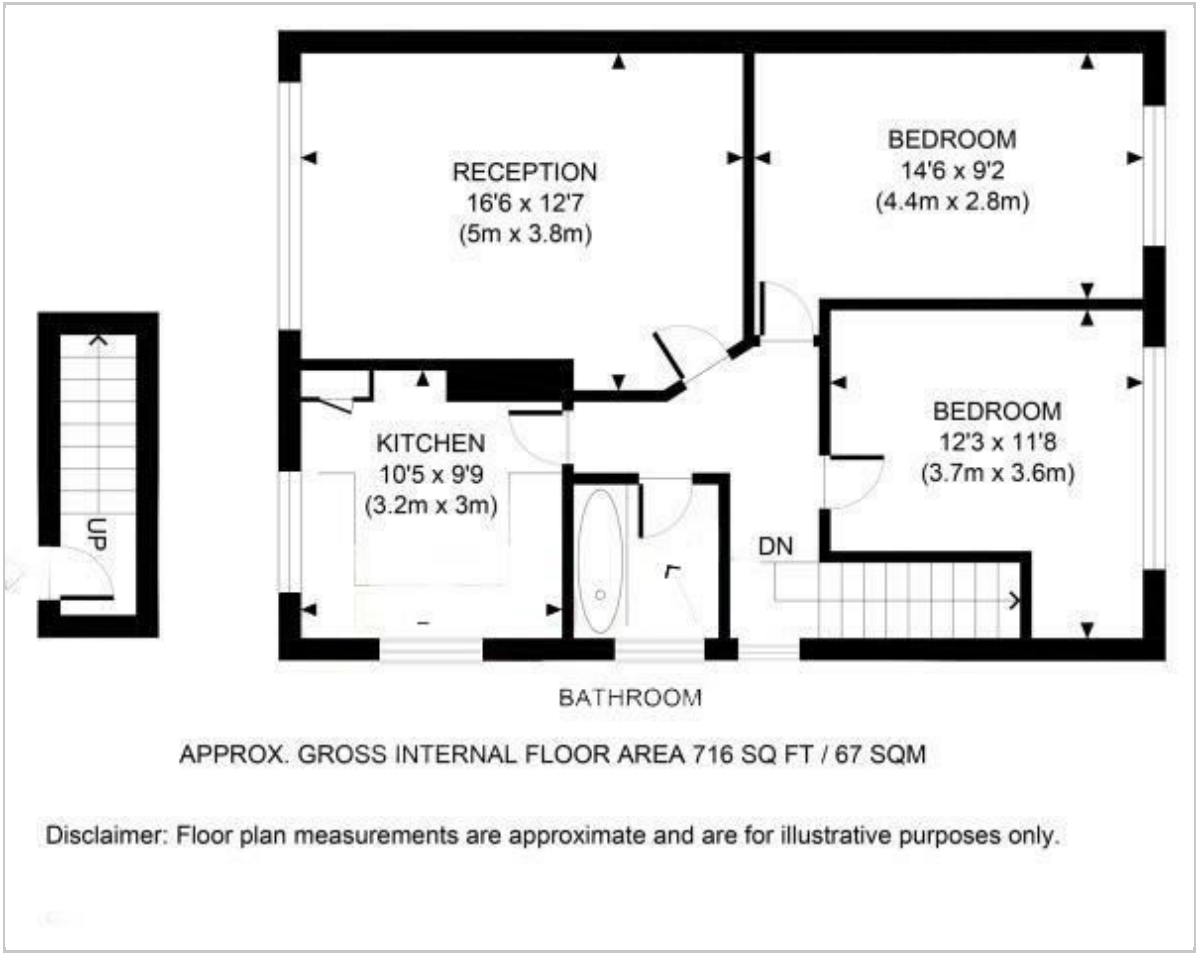
Bathroom
Modern white suite comprising of panel enclosed bath with chrome mixer tap and thermostatic shower, pedestal wash hand basin with chrome mixer tap, low level push button flush WC, heated chrome towel rail, tiled flooring, tiled walls, extractor fan, obscure UPVC double glazed window to side aspect.

Private Rear Garden
Artificial lawn section with sandstone paved patio area and side access, garden shed, fence enclosed.

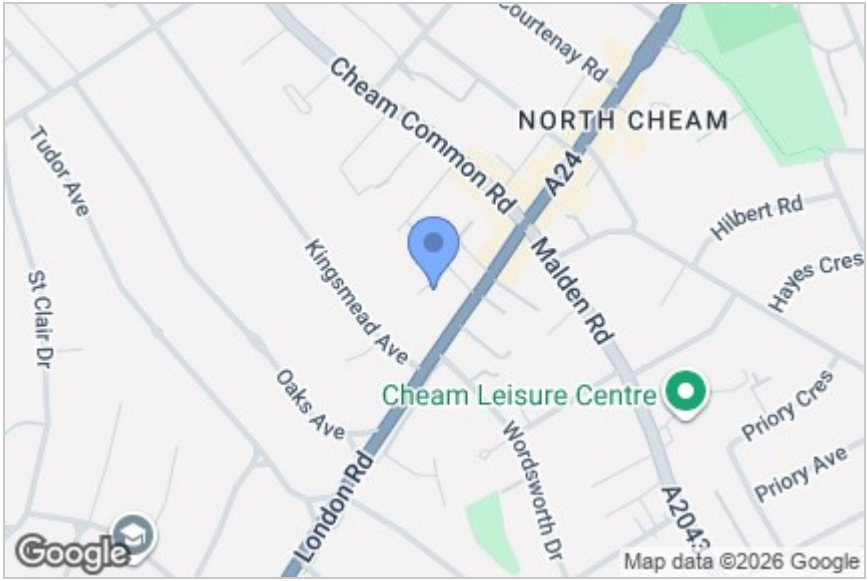
Garage at side – currently used as bar area/office
Double doors at front.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

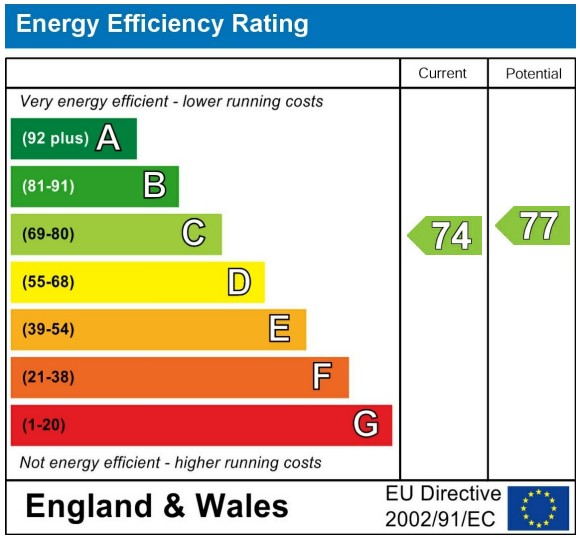
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686
if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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