



Caldbeck Avenue, Worcester Park



£575,000



Caldbeck Avenue, KT4

Approximate gross internal area

100.80 sq m / 1085 sq ft

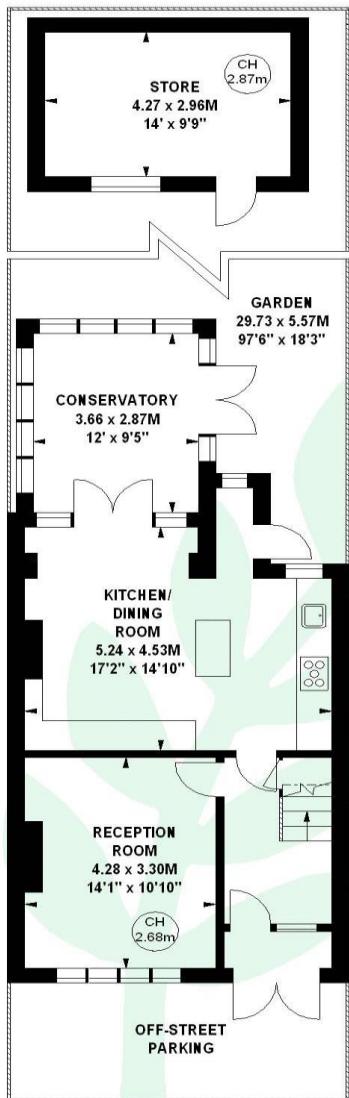
(Excluding Store)

Store

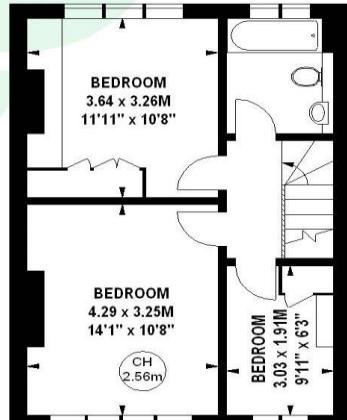
12.54 sq m / 135 sq ft



Key :
CH - Ceiling Height



623 sq ft
Ground Floor



462 sq ft
First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here,
this plan is for representation purposes only and should be used as such.
Any figure is for guidance only and should not be relied on as a basis for valuation.
Floor plan produced by Licaria Services Ltd for Laurels Estate Agents Ltd. ©



Certified
Property
Measurer

Description

Laurels are absolutely thrilled to present to the market this superb three bedroom terraced home in the sought-after area of Worcester Park. Just seconds from the bustling high-street, with Worcester Park Train Station less than a 10 minute walk (Zone 4), as well as shops, cafes, bars and restaurants, this property is brilliantly located. There are also a great number of bus routes taking you all over South West London and Surrey.

Upon entrance to the property, you are welcomed by an entrance porch, which leading into the house takes you through to the front reception room on your left. This room is the perfect snug and comes with wooden flooring, fitted log burner and an abundance of light. Leading through to the back of the property you can find the open plan kitchen-diner. This room has recently been repainted and has all integrated appliances as well as plentiful storage. There is a further conservatory room currently being used as a separate sitting room or home gym, but that could be used as a home-office or playroom, or anything else that may be required. The garden offers a raised decking area, and then a superb and well maintained private garden. Upstairs the property boasts two double bedrooms, a third generous single bedrooms and a family bathroom. The loft is boarded and there is huge potential to extend and create further living space (STPP).

Further benefits of the property include a private driveway, huge potential to extend into the loft and at the rear (STPP), close proximity to a number of outstanding local primary and secondary schools and much more. There is also a big shed/outbuilding at the end of the garden that is currently being used as storage. Early viewings are highly recommended at this fantastic property so as not to miss out, and these can be accommodated seven days a week including Bank Holidays!

Contact Us

If you would like a free **sales** or **lettings** valuation then please let a member of our team know. Our fantastic team are available 7 days a week from 8am to 8pm.

South London Hub

Sales and Lettings

020 8191 8410

southlondon@laurels.co.uk

South West London Hub

Sales and Lettings

020 8191 7400

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Surrey Hub

Sales and Lettings

01932 918 130

surrey@laurels.co.uk

Key Features

*Viewings Seven Days A Week
Including Bank Holidays!*

*Superb Front Reception Room
With Log Burner*

*Open Plan Kitchen & Dining
Area*

*Decked Barbecue Area &
Private Garden*

Huge Potential To Extend (STPP)

*Just A Few Minutes Walk From
Worcester Park High Street*

*A Number Of Sought-After
Primary & Secondary Schools In
The Area*

*Less Than 0.5 Miles To Train
Station*

Disclaimer (Ep2)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.