



Edwards Close , Worcester Park, KT4 8PE

- Two Bedroom End Of Terrace House
- Private Cul-De-Sac position
- Private Rear Garden
- Great Transport Links
- OFFERED WITH NO ONWARD CHAIN!!!
- Garage En-Bloc
- Two Double Bedrooms
- Good School Catchment Area

Guide Price £400,000



Edwards Close, , Worcester Park, KT4 8PE

DESCRIPTION

** Guide Price £400,000 - £425,000 **

Offered to the market with no onward chain, this bright and spacious two-bedroom end-of-terrace home occupies a particularly private position towards the rear of the sought-after Edwards Close development in Worcester Park, KT4. Benefitting from a garage en-bloc and a peaceful setting away from passing traffic, the property presents an excellent opportunity for first-time buyers, downsizers and investors alike.

The accommodation begins with a useful entrance porch leading into a generous reception room, well presented in neutral tones and filled with natural light. The well-proportioned living space provides ample room for both relaxing and dining, creating a comfortable and versatile environment for everyday living.

To the rear, the kitchen is fitted with a range of wall and base units and benefits from newly laid flooring, offering a practical workspace with direct access to the private rear garden. The garden provides a peaceful outdoor retreat, ideal for entertaining, gardening or simply enjoying the warmer months.

Upstairs, the property offers two genuine double bedrooms, both bright and well-proportioned, together with a family bathroom. The layout is practical and well-balanced throughout, making the home ready to move straight into whilst still offering scope for personalisation over time.

Edwards Close is conveniently located for Worcester Park Station, providing regular services into London Waterloo, whilst nearby bus routes offer easy access to Kingston, Sutton, Epsom and Morden Underground Station. The property is also well placed for a number of highly regarded schools including Dorchester Primary School, Malden Parochial C of E Primary School, Cheam Common Junior Academy and Cheam High School.

A fantastic opportunity to acquire a chain-free home offering bright accommodation, private outdoor space, a garage and an excellent location close to local amenities, schools and transport links.





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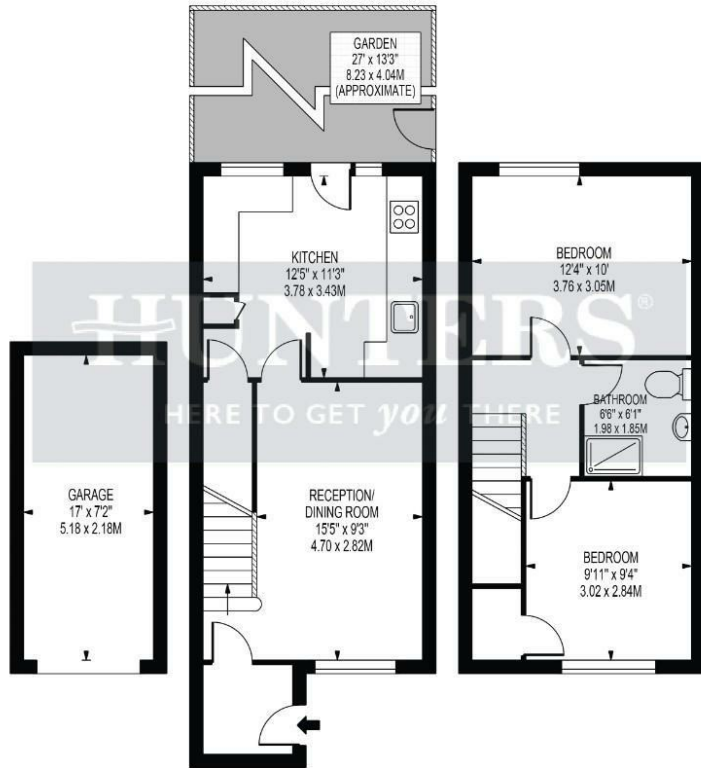
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**EDWARD CLOSE,
WORCESTER PARK**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 688 SQ FT - 63.92 SQ M
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 122 SQ FT - 11.29 SQ M



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Viewings

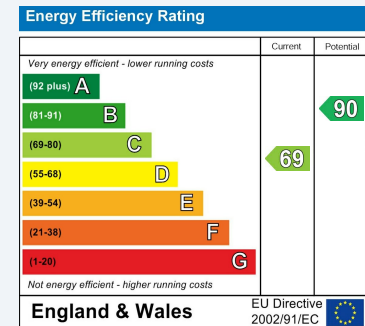
Please contact worcesterpark@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE
CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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