



**Guide Price**  
**£575,000**

**Freehold**

3x  2x  1x 

**Trafalgar Avenue,  
Worcester Park,  
Worcester Park, Surrey,  
KT4**

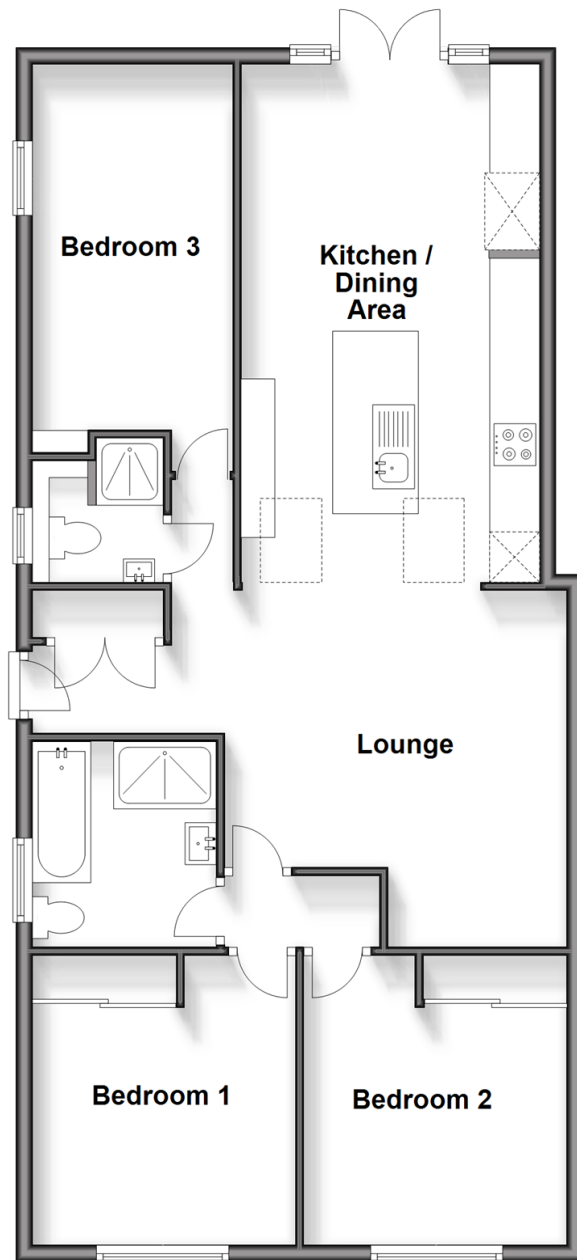
**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards

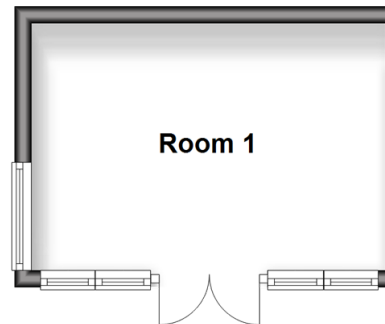
## Ground Floor

Approx. 88.0 sq. metres (947.0 sq. feet)



## Outbuilding

Approx. 12.5 sq. metres (135.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Lobby

Lounge: 13'9 x 13'2 (4.19m x 4.02m)

Kitchen/Dining Room: 20'9 x 11'2 (6.33m x 3.41m)

Bedroom 1: 10'3 x 9'7 (3.13m x 2.92m)

Bedroom 2: 10'3 x 9'0 up to fitted wardrobes (3.13m x 2.75m)

Bedroom 3: 13'8 x 7'7 (4.17m x 2.31m)

Bathroom: 8'1 x 7'1 (2.47m x 2.16m)

Shower Room

### OUTSIDE

Driveway

Rear Garden

Summer House

Garden Office





## Main features

- Flawlessly decorated throughout
- Driveway for two cars with an EV charging point
- Potential to extend (subject to planning permission)
- Landscaped garden with summer house - perfect for entertaining
- Close to transport links and with superb schools on your doorstep



### Nearest Schools

Primary Schools: Brookfield Primary 0.2 miles, St Cecilia's Catholic Primary 0.2 miles, Dorchester Primary 0.4 miles  
Secondary Schools: Glenthorne High School 0.8 miles, Cheam High School 1.0 miles, Coombe Boys' School 1.4 miles



### Transport Information

Train Stations: Worcester Park 1.0 miles, Sutton Common 1.1 miles, St Helier 1.1 miles



### Address

Trafalgar Avenue, Worcester Park, Worcester Park, Surrey, KT4



### Directions

For directions to this property please contact us.





**cubitt&west**  
Helping you move forwards

Call Sutton Branch 020 8661 0330 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



22017621/20240414/CR/JH