



Cleveland Gardens, Worcester Park KT4

£1,300,000 Freehold

- **A Stunning Contemporary Premium Detached Family Home**
- **2,799 sq ft of Total Internal Space**
- **Garage**
- **6 Double Bedrooms (1 Ground Floor + 5 First Floor)**
- **3 Bathrooms + Downstairs Cloakroom / WC**
- **35'1" x 27'4" combined Lounge & Kitchen layout**
- **Separate utility room (15'4" x 10'3") linked to garage**
- **Freehold / Epsom & Ewell Borough Council**



CLEVELAND GARDENS

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2799 SQ FT - 259.99 SQ M
(INCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 138 SQ FT - 12.86 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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T₂M

