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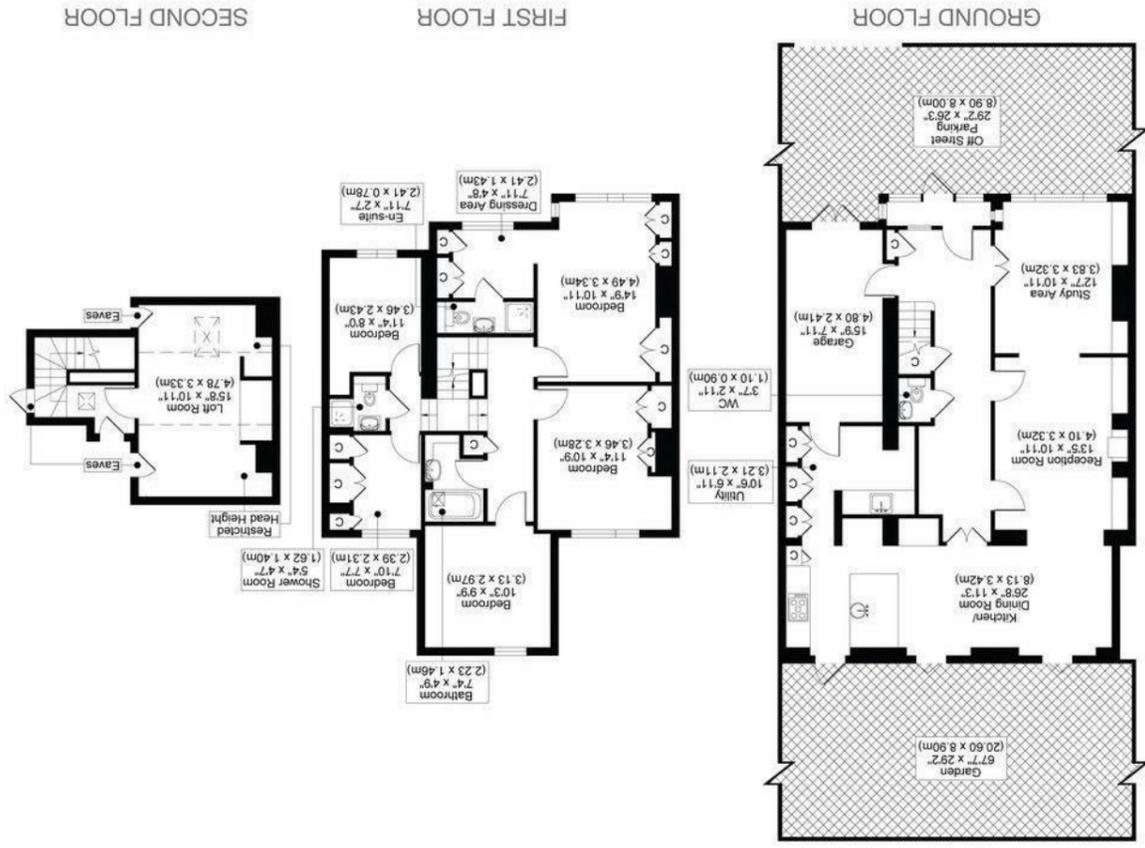
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



ST CLAIRE DRIVE, KT4
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/LOFT 2000 SQ.FT (186 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/LOFT 1765 SQ.FT (164 SQ.M)



CHRISTIES



ST. CLAIR DRIVE, WORCESTER PARK KT4 8UG

OFFERS IN EXCESS OF £900,000

*GUIDE PRICE £900,000-£1,000,000*CHAIN FREE*

WELCOME TO ST CLAIR DRIVE, A WONDERFUL FAMILY HOME ARRANGED OVER THREE FLOORS, OFFERING FLEXIBLE AND WELL-BALANCED ACCOMMODATION IDEALLY SUITED TO MODERN LIVING.

THE GROUND FLOOR COMPRISES A WELCOMING RECEPTION ROOM AND A SEPARATE STUDY/LIVING ROOM, IDEAL FOR HOME WORKING, A SNUG, OR AN ADDITIONAL LOUNGE. TO THE REAR IS A GENEROUS OPEN-PLAN KITCHEN/DINING ROOM, PROVIDING AN EXCELLENT SPACE FOR EVERYDAY FAMILY LIFE AND ENTERTAINING, WITH DIRECT ACCESS TO THE PRIVATE REAR GARDEN. THIS LEVEL ALSO BENEFITS FROM A UTILITY ROOM, GUEST WC, AND AN INTEGRAL GARAGE, WITH OFF-STREET PARKING TO THE FRONT.

THE FIRST FLOOR OFFERS A WELL-CONSIDERED BEDROOM LAYOUT, INCLUDING A SPACIOUS PRINCIPAL BEDROOM WITH DRESSING AREA AND EN-SUITE SHOWER ROOM. ADDITIONAL WELL-PROPORTIONED BEDROOMS ARE SERVED BY A FAMILY BATHROOM AND A SEPARATE SHOWER ROOM, ENSURING COMFORT AND PRACTICALITY FOR FAMILY LIVING.

THE SECOND FLOOR FEATURES A SIZEABLE LOFT ROOM WITH EAVES STORAGE, OFFERING VERSATILE ADDITIONAL ACCOMMODATION SUITABLE FOR A GUEST SUITE, HOME OFFICE, OR HOBBY ROOM.

EXTERNALLY, THE PROPERTY ENJOYS OFF-STREET PARKING TO THE FRONT AND A PRIVATE REAR GARDEN BACKING DIRECTLY ONTO CUDDINGTON RECREATION GROUNDS, PROVIDING ATTRACTIVE PARK VIEWS AND A PLEASANT OUTDOOR SETTING.

OVERALL, THIS SUBSTANTIAL AND ADAPTABLE HOME DELIVERS GENEROUS ACCOMMODATION, MULTIPLE RECEPTION SPACES, AND EXCELLENT BEDROOM PROVISION, MAKING IT AN IDEAL CHOICE FOR GROWING FAMILIES OR BUYERS SEEKING FLEXIBLE LIVING IN A POPULAR AND WELL-CONNECTED LOCATION.

- SCENIC PARK VIEWS
- CHAIN FREE
- THOUGHTFULLY DESIGNED FAMILY HOME
- SOUGHT AFTER LOCATION
- EPC RATING C
- COUNCIL TAX BAND E

