

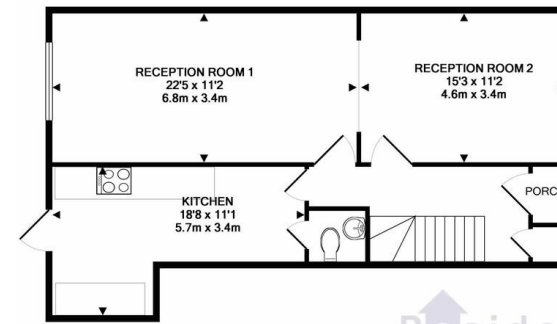


- Four bedrooms
- Close to Worcester Park station
- Private Garage
- Off Street Parking

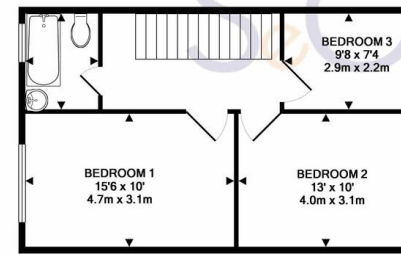
## Cuddington Avenue, Worcester Park

Four bedroom semi detached house in a very desirable area of Worcester Park.

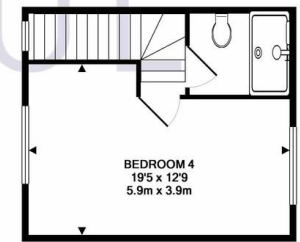
£2,500 pcm



GROUND FLOOR  
APPROX. FLOOR  
AREA 723 SQ.FT.  
(67.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 493 SQ.FT.  
(45.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 319 SQ.FT.  
(29.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1536 SQ.FT. (142.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E		51	61	(39-54) E	46	56	
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and they should not be relied upon and potential buyers are advised to recheck the measurements.