



**Merrilands Road, Worcester Park, KT4 8NX**

**£1700 PCM**



Offered to the market is this delightful and immaculately presented converted 2 double bedroom house. The property is situated on a tree-lined residential location within a short stroll to "Dorchester School". The property benefits from a bright and airy lounge, separate dining space, modern spacious eat-in kitchen, 2 double bedrooms, modern bathroom, garden and private parking. Located within a short walk to Worcester Park high street, an array of transport links including Worcester Park mainline station (zone 4) and a selection of well regarded schools. Internal viewing is highly recommended, available immediately.



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### **Garden**

Mainly laid to lawn fence-enclosed rear garden, decked patio area, mature shrub and plant borders, garden shed.





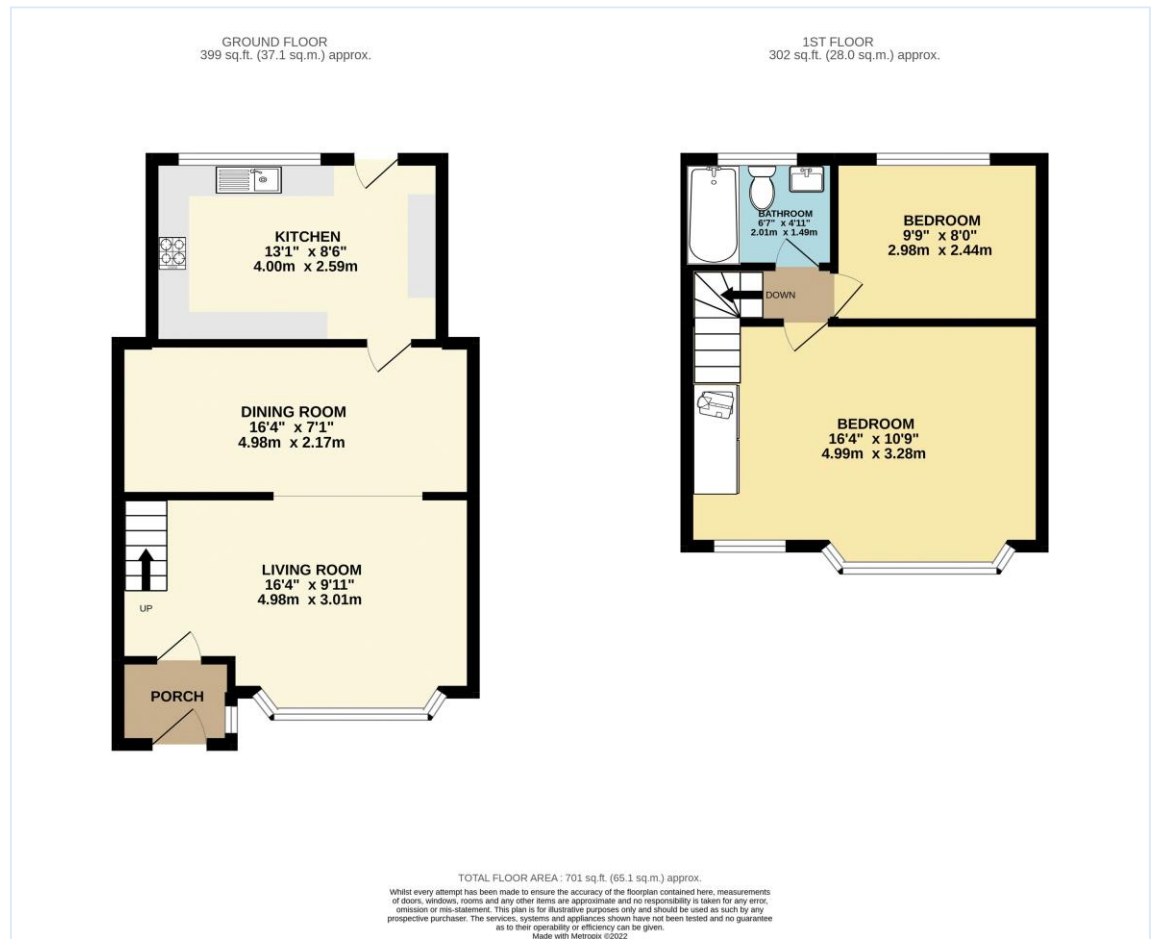
Council Tax - D  
Tenure - Freehold

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		





