



WASHINGTON ROAD, WORCESTER PARK, KT4

£375,000 SHARE OF FREEHOLD

A LOVELY TWO BEDROOM GROUND FLOOR MAISONETTE WITH PRIVATE REAR GARDEN BENEFITTING FROM AN ULTRA-CONVENIENT LOCATION CLOSE TO WORCESTER PARK TRAIN STATION

Winkworth

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winkworth.co.uk

See things differently



AT A GLANCE

- No Onward Chain
- 2 Bedrooms
- Entrance Hall
- Reception Room
- Kitchen
- Bathroom
- Private Garden
- Share of Freehold
- Long Lease
- Close to Train Station
- Council Tax Band C
- EPC Rating C

DESCRIPTION

A lovely two double bedroom, ground floor maisonette with a private rear garden ideally situated in an ultra-convenient location, close to Worcester Park high street, numerous well-regarded schools, several bus routes, and a train station into central London.

Accommodation comprises a living/dining room with double doors onto the garden, a spacious kitchen, two double bedrooms and a modern fitted bathroom.

Externally, you will find a rear garden mostly laid to patio offering the perfect space for socialising and relaxation. To the front, the garden is fence enclosed and provides access via the side to the garden.

No Onward Chain.

Lease and related information:

The vendor has provided the following information:

- The lease is 999 years from 1982 so has 958 years remaining.
- There aren't any set service and maintenance charges.
- These points should all be checked and verified by your conveyancer/solicitor.



ACCOMMODATION

Entrance Hall

Reception Room - 11'5" x 10'4" max (3.48m x 3.15m max)

Kitchen - 10' x 7'7" max (3.05m x 2.3m max)

Bedroom - 13'4" x 10'10" max (4.06m x 3.3m max)

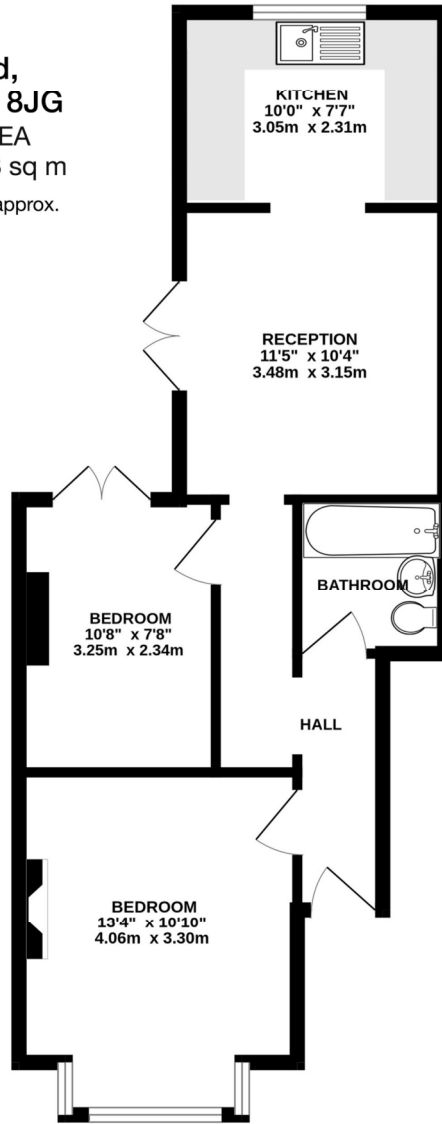
Bedroom - 10'8" x 7'8" max (3.25m x 2.34m max)

Bathroom

Garden - Approx. 25ft



Washington Road,
 Worcester Park KT4 8JG
 INTERNAL FLOOR AREA
 (APPROX.) 515 sq ft/ 47.8 sq m
 Garden extends to 25' (7.62m) approx.



GROUND FLOOR MAISONETTE



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

