



WASHINGTON ROAD, WORCESTER PARK, KT4

£325,000 SHARE OF FREEHOLD

**A WELL PRESENTED TWO BEDROOM FIRST FLOOR
MAISONETTE WITH PRIVATE REAR GARDEN AND IDEALLY
LOCATED CLOSE TO WORCESTER PARK HIGH STREET**

Winkworth

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AT A GLANCE

- No Onward Chain
- Private Garden
- 2 Bedrooms
- Living/Dining Room
- Kitchen
- Bathroom
- Steps Down To Garden
- Garden approx. 75ft
- Close to Train Station
- Well Regarded Local Schools
- Council Tax Band C
- EPC Rating E

DESCRIPTION

A well-presented two-bedroom first floor maisonette with direct access to a private rear garden and ideally located close to Worcester Park high street with its many shops, bars, and restaurants.

Commuters will have the choice of fast and frequent services from Worcester Park station and several bus routes to surrounding areas.

Accommodation comprises a private entrance, two bedrooms, a living/dining room, kitchen, and a modern fitted bathroom.

Externally, you will find a rear garden mostly laid to astro turf, providing the ideal space for socialising and relaxation.

No Onward Chain.

Lease and related information:

The vendor has provided the following information:

- The lease has approximately 994 years remaining.
- There aren't any set service and maintenance charges.
- These points should all be checked and verified by your conveyancer/solicitor.



ACCOMMODATION

Ground Floor Entrance

Stairs to First Floor

Living/Dining Room - 12' x 10'3" max (3.66m x 3.12m max)

Kitchen - 7'9" x 7' max (2.36m x 2.13m max)

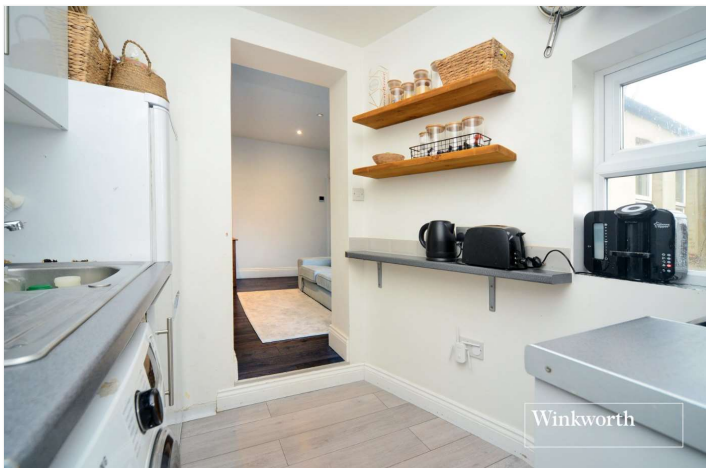
Bedroom - 13'9" x 10'9" max (4.2m x 3.28m max)

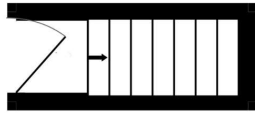
Bedroom - x 6'3" max (x 1.9m max)

Bathroom

Steps down to Garden

Garden - Approx. 75ft



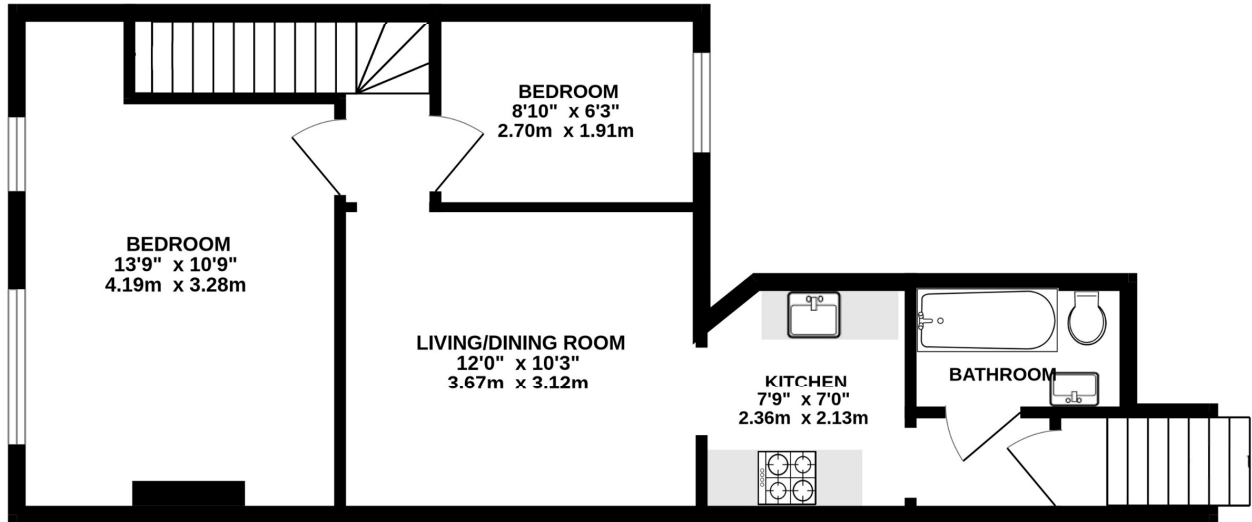


GROUND FLOOR
ENTRANCE

Washington Road, Worcester Park KT4 8JJ

INTERNAL FLOOR AREA (APPROX.) 512 sq ft/ 47.5 sq m

Garden extends to 75' (22.86m) approx.



FIRST FLOOR MAISONETTE

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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. Made with Metropix © 2024.

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		71
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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