



VALE ROAD, WORCESTER PARK, SURREY, KT4
£650,000 FREEHOLD

**A WONDERFUL FOUR BEDROOM SEMI-DETACHED
HOUSE SITUATED WITHIN EASY REACH OF BOTH
WORCESTER PARK AND STONELEIGH BROADWAY**

Winkworth

Worcester Park Office | 020 8335 5555 | worcesterpark@winkworth.co.uk

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AT A GLANCE

- 4 Bedrooms
- Living Room
- Kitchen/Dining Room
- Bathroom
- En-Suite
- Garden approx. 80ft
- Summer House/Play Room
- Council Tax Band E
- EPC Rating D
- Complete Onward Chain

DESCRIPTION

This wonderful, four bedroom family home is ideally situated close to both Worcester Park town centre and Stoneleigh Broadway, which offer a variety of shops, restaurants and amenities including mainline rail services into Central London.

Numerous well-regarded schools are close by including Cuddington Community Primary School, The Mead Infant and Nursery School and Auriol Junior School.

Accommodation comprises a wonderful open plan kitchen/dining/living room perfect for socialising with friends and family, three double bedrooms, fourth single bedroom, family bathroom and en-suite shower room.

Outside, the property benefits from a well-kept, Southerly facing, rear garden that extends to approximately 80 feet and a large summer house/play room which could be used as the perfect work from home space. To the front of the property, you will find a driveway which provides ample off street parking.

Other features include external wall insulation and an EV charger fitted.



ACCOMMODATION

Entrance Hall

Living Room - 12'2" x 11' max (3.7m x 3.35m max)

Kitchen/Dining Room - 17'3" x 12' max (5.26m x 3.66m max)

Bedroom - 13'1" x 11'2" max (4m x 3.4m max)

Bedroom - 11' x 11' max (3.35m x 3.35m max)

Bedroom - 7' x 6'7" max (2.13m x 2m max)

Bathroom - 8'10" x 6'2" max (2.7m x 1.88m max)

Bedroom - 14'8" x 9'3" max (4.47m x 2.82m max)

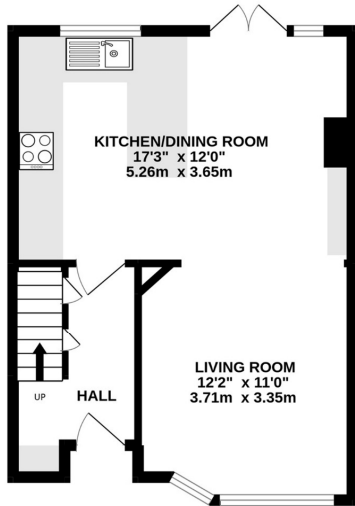
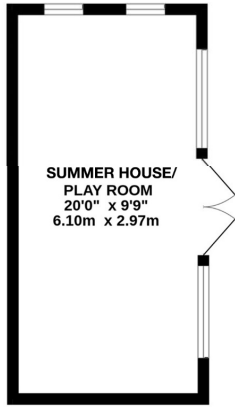
En-Suite - 9' x 6'9" max (2.74m x 2.06m max)

Garden - Approx. 80ft

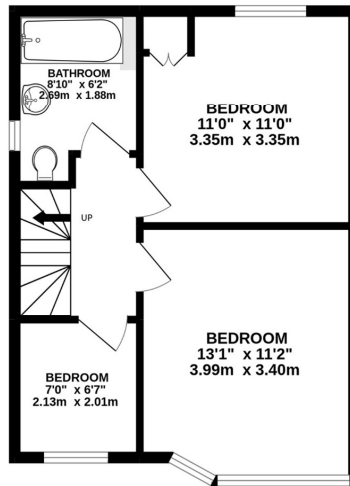
Summer House/Play Room - 20' x 9'9" max (6.1m x 2.97m max)

Vale Road, Worcester Park KT4 7DZ
 INTERNAL FLOOR AREA (APPROX.), 1,305 sq. ft./ 121.24 sq.m,
 Including Summer House

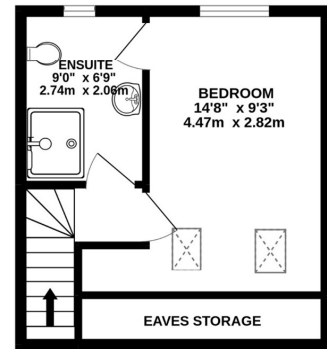
Garden extends to 80' (24.38m) approximately



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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 © 2022.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(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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