



Winkworth



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THE WARREN, WORCESTER PARK, SURREY, KT4
£850,000 FREEHOLD

**A SPACIOUS FOUR BEDROOM, THREE BATHROOM
BUNGALOW SET IN A PRIVATE ROAD WITH A CIRCA
70FT REAR GARDEN AND OPEN-PLAN LIVING SPACE**

Winkworth

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winkworth.co.uk

See things differently



AT A GLANCE

- Detached Bungalow
- Private Road
- No Onward Chain
- Spacious Living/Dining Room
- Modern Kitchen plus Utility Room
- 4 Bedrooms
- Family Bathroom
- 2 En-Suite
- Garage/Store
- Garden Approx. 70ft
- Council Tax Band F
- EPC Rating D

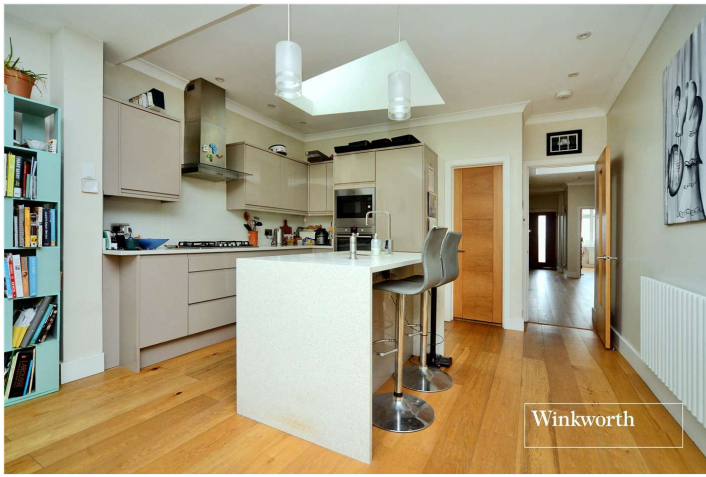
DESCRIPTION

An extended detached bungalow benefitting from four double bedrooms, three bathrooms, a circa 70ft rear garden and a setting within a sought after private road. The good sized bedrooms, family bathroom and two en-suite shower rooms make it the ideal option for growing families, downsizers requiring space for guests or those seeking a spacious multi-generational home.

The accommodation comprises a large dual aspect living room, modern integrated kitchen, utility room, principal bedroom with dressing area and en-suite, three further bedrooms, additional en-suite and a family bathroom. Thoughtful design brings in lots of natural light from the roof lantern in the entrance hall, skylight in the kitchen and the double bi-folding doors from the living room onto the garden.

Externally, to the front there is off street parking on the driveway and a gate providing side access. The rear garden is high fence enclosed for privacy and mainly laid to lawn and patio with surrounding mature trees and shrubs. The useful garage set at the end of the garden is accessed from a lane and is ideal for storing bicycles and garden furniture.

Local amenities including schools, shops and trains into central London are available at both Worcester Park and Ewell Village, with Epsom town centre slightly further on providing extensive shopping and leisure facilities.



ACCOMMODATION

Entrance Hall

Kitchen - 13'5" x 10'5" max (4.1m x 3.18m max)

Utility Room

Living/Dining Room - 25'4" x 14'6" max (7.72m x 4.42m max)

Bedroom - 14' x 11'3" max (4.27m x 3.43m max)

En-Suite and Dressing Area

Bedroom with En-Suite - 12' x 12' max (3.66m x 3.66m max)

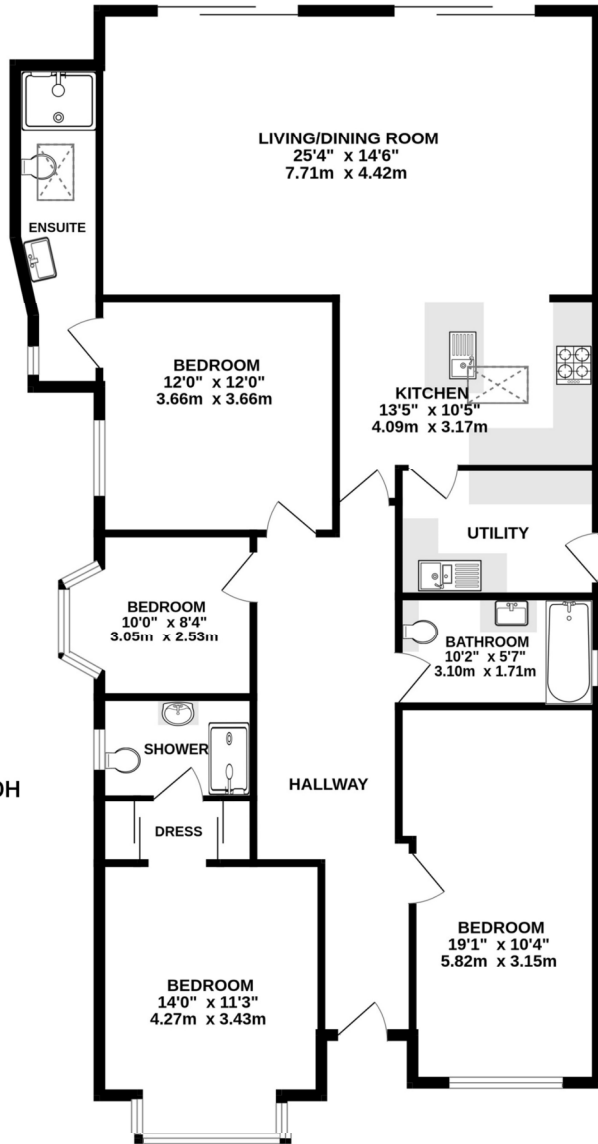
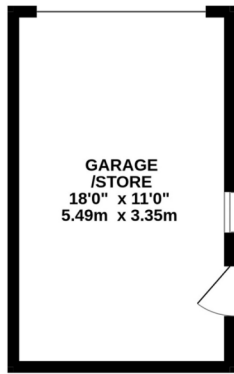
Bedroom - 19'1" x 10'4" max (5.82m x 3.15m max)

Bedroom - 10' x 8'4" max (3.05m x 2.54m max)

Family Bathroom - 10'2" x 5'7" max (3.1m x 1.7m max)

Garden - Approx. 70ft

Garage/Store - 18' x 11' max (5.49m x 3.35m max)



The Warren, Worcester Park KT4 7DH
INTERNAL FLOOR AREA
(APPROX.) 1475 sq ft/ 137.0 sq m
Excluding Garage
Garden extends to 70' (21.34m) approx.



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		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

