





WASHINGTON ROAD, WORCESTER PARK, SURREY, KT4

£540,000 FREEHOLD

A THREE BEDROOM FAMILY HOME SET WITHIN EASY REACH OF THE HIGH STREET AND TRAIN STATION

Winkworth

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AT A GLANCE

- Three Bedrooms
- Living Room
- Dining Room
- Kitchen plus Utility Room
- Upstairs Family Shower Room
- Garden approx. 80ft
- Driveway
- Easy Reach of High Street
- Zone 4 Train Station
- Well-Regarded Local Schools
- Bus Services to Sutton, Kingston & Heathrow

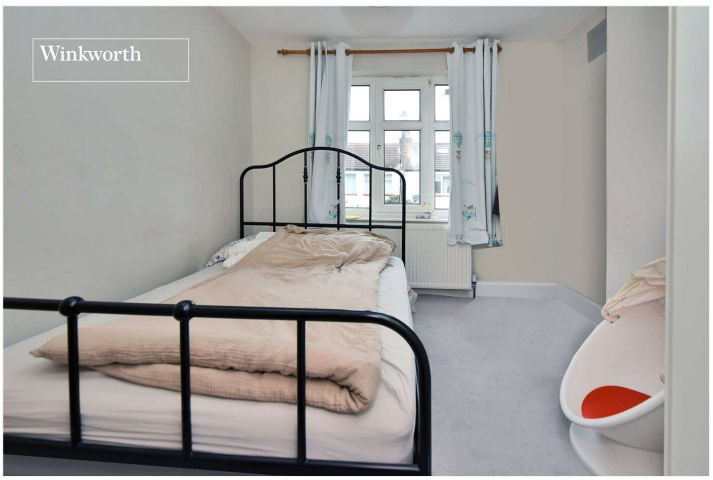
DESCRIPTION

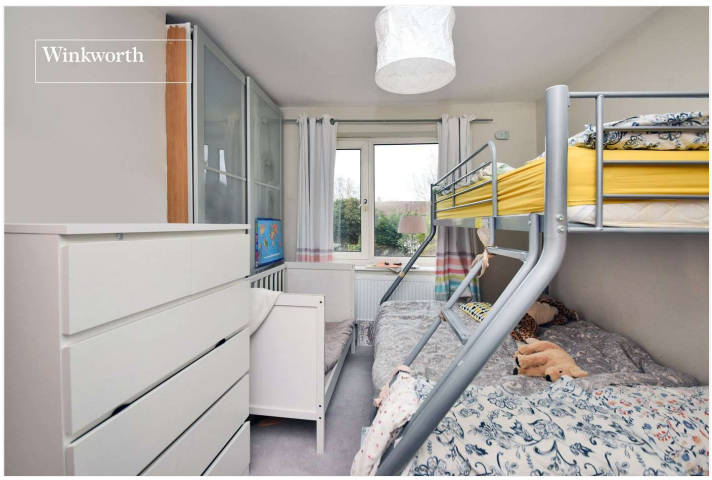
A three bedroom end-of-terrace family home ideally located for easy access to the wide choice of shops, restaurants and amenities at Worcester Park town centre. The Zone 4 train station is just over half a mile's walk and offers regular services into London Waterloo. The local area features well-regarded schools with the wider borough providing grammar schools at Cheam and Sutton.

Accommodation on the ground floor includes a spacious entrance hall leading through to a front reception room and a separate dining room overlooking the garden. The kitchen is modern with attractive units and contrasting work surfaces, and leads into a useful utility area.

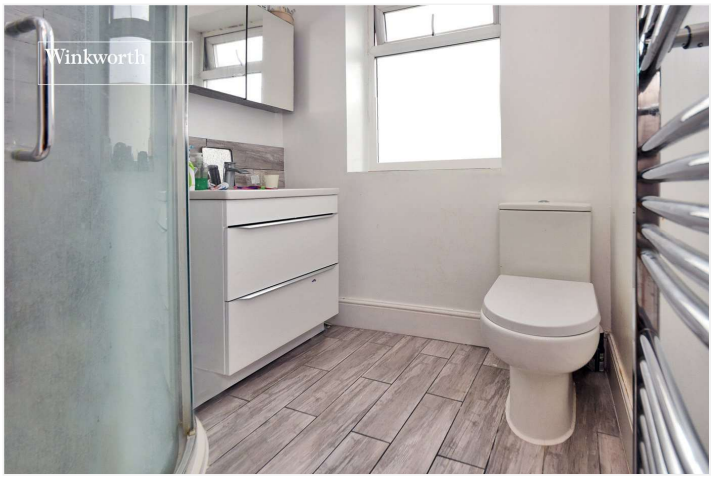
Externally, the property benefits from a southerly aspect rear garden which extends to around 80ft, whilst to the front a paved driveway provides off street parking.

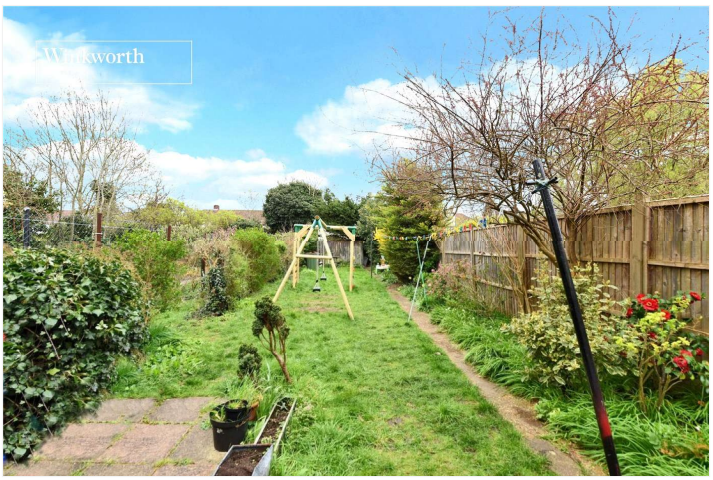
In summary, an excellent opportunity to acquire a home ideal for couples, commuters and families requiring nearby schools.













ACCOMMODATION

Entrance Hall

Living Room - 12'10" x 10'2" max (3.9m x 3.1m max)

Dining Room - 12'3" x 9'8" max (3.73m x 2.95m max)

Kitchen - 10'8" x 6' max (3.25m x 1.83m max)

Utility Room

Bedroom - 11'10" x 9'8" max (3.6m x 2.95m max)

Bedroom - 11' x 9'8" max (3.35m x 2.95m max)

Bedroom - 8' x 6' max (2.44m x 1.83m max)

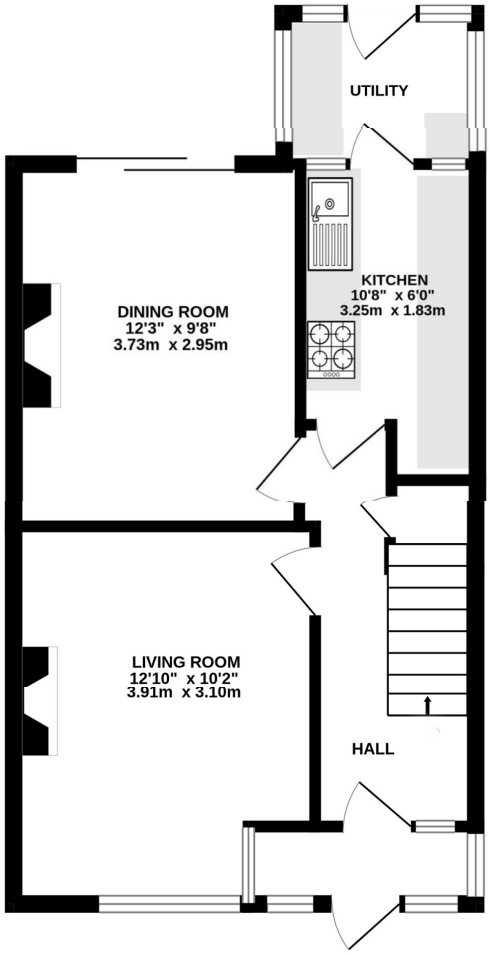
Family Shower Room - 6'3" x 6' max (1.9m x 1.83m max)

Garden - Approx. 80ft

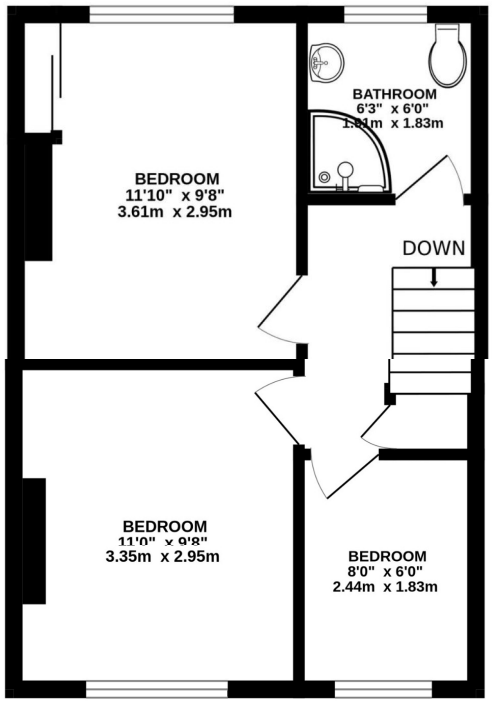
Washington Road, Worcester Park KT4 8JJ

INTERNAL FLOOR AREA (APPROX.) 790 sq ft/ 73.4 sq m

Garden extends to 80' (24.38m) approximately



GROUND FLOOR

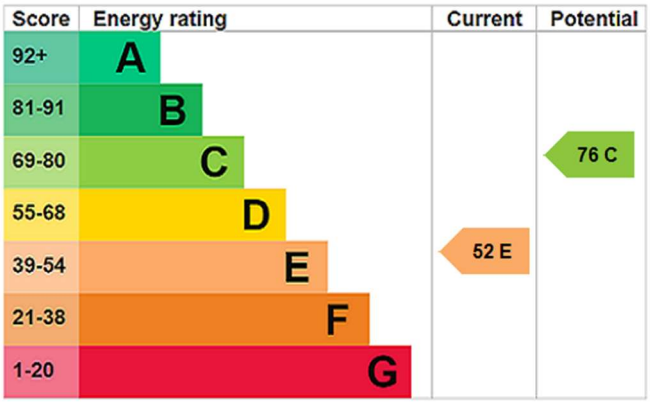


FIRST FLOOR

Winkworth

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