





LEYFIELD, WORCESTER PARK, KT4

£750,000 FREEHOLD

A DESIRABLE SEMI-DETACHED FAMILY HOME SITUATED IN A SOUGHT-AFTER ROAD CLOSE TO WORCESTER PARK STATION

Winkworth

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AT A GLANCE

- No Onward Chain
- Desirable Location
- Three Generous Sized Bedrooms
- Two Spacious Reception Rooms
- Conservatory
- Large Kitchen
- Family Bathroom and Two Separate WC
- Private Garden
- Garage plus Ample Driveway
- 0.4 Mile to Worcester Park Station
- Several Local Bus Routes
- Numerous Well-Regarded Primary & Secondary Schools
- Scope For Extension STPP

DESCRIPTION

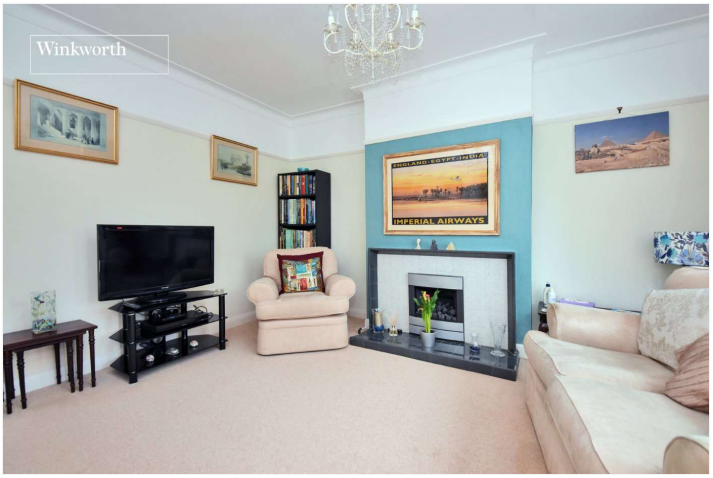
Situated on a highly desirable residential road in Worcester Park, this attractive three-bedroom semi-detached family home occupies an enviable corner plot, offering a particularly generous frontage and exciting potential for future extension, subject to the usual planning consents.

The accommodation is spacious and well proportioned throughout. A welcoming entrance hall leads to two generous reception rooms, with the front dining room benefiting from an attractive bay window, while the rear living room provides an excellent family space with access into the conservatory and garden. The kitchen offers ample storage and preparation space, while a downstairs WC and integral garage complete the ground floor.

Upstairs, the property continues to impress with three good-sized bedrooms, including two particularly spacious doubles, together with a family bathroom and separate WC.

Externally, the corner position is a significant feature. The property enjoys a large frontage, driveway parking, integral garage and an established rear and side garden.

Leyfield is a sought-after residential road, ideally positioned for Worcester Park's bustling High Street with its range of shops, cafés, restaurants and amenities. Worcester Park Zone 4 station is approximately 0.4 miles away, providing convenient services into Central London. A variety of bus routes towards Kingston, Sutton and Heathrow are within easy reach. The area is also well served by highly regarded local primary and secondary schools, making this an excellent long-term family home.













ACCOMMODATION

Living Room - 14'2" x 12'2" max (4.32m x 3.7m max)

Conservatory - 11'9" x 8'5" max (3.58m x 2.57m max)

Dining Room - 15'8" x 12'2" max (4.78m x 3.7m max)

Kitchen - 13'10" x 10' max (4.22m x 3.05m max)

Downstairs WC

Bedroom - 16' x 10'7" max (4.88m x 3.23m max)

Bedroom - 13'9" x 11' max (4.2m x 3.35m max)

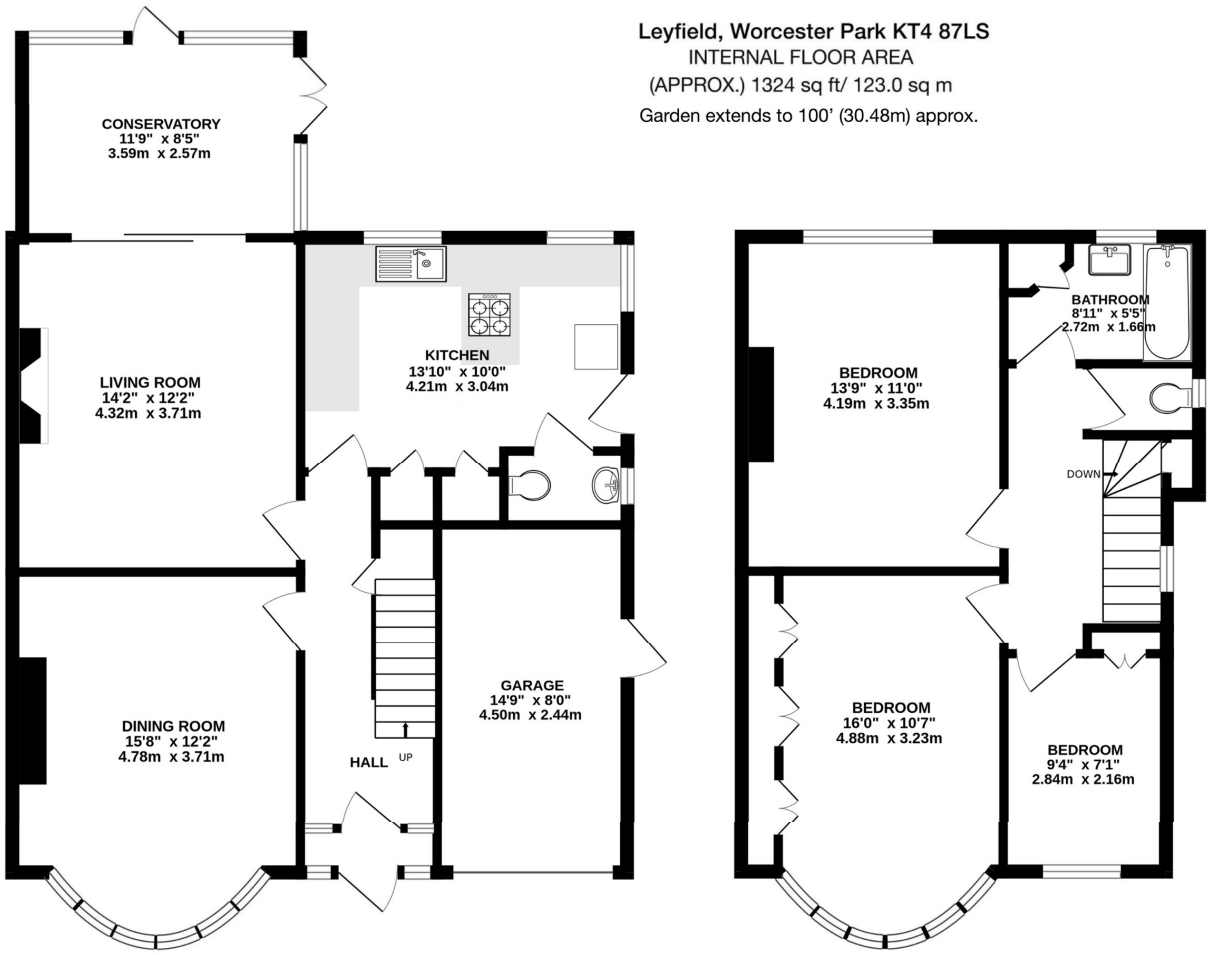
Bedroom - 9'4" x 7'1" max (2.84m x 2.16m max)

Family Bathroom with Separate WC - 8'11" x 5'5" max (2.72m x 1.65m max)

Garden - Rear & Side

Garage - 14'9" x 8' max (4.5m x 2.44m max)

Leyfield, Worcester Park KT4 87LS
INTERNAL FLOOR AREA
(APPROX.) 1324 sq ft/ 123.0 sq m
Garden extends to 100' (30.48m) approx.



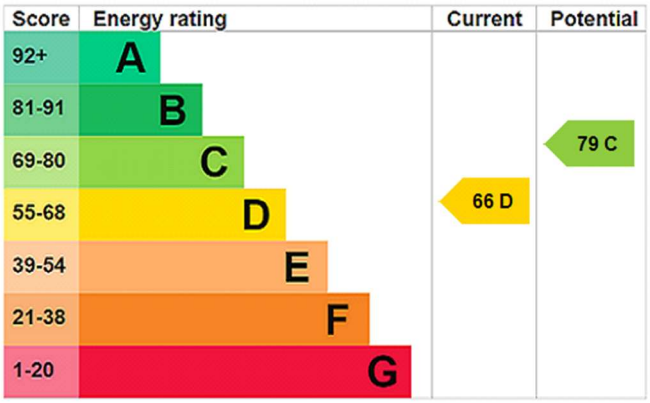
GROUND FLOOR

FIRST FLOOR

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