



## GLYN ROAD, WORCESTER PARK, KT4 £900,000 FREEHOLD

A BEAUTIFULLY PRESENTED FAMILY HOME FEATURING OPEN-PLAN LIVING SPACE AND SITUATED CLOSE TO SEVERAL TRANSPORT LINKS AND WELL-REGARDED SCHOOLS

**Winkworth**

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## AT A GLANCE

- 4 Bedrooms
- Living Room
- Family Room
- Open Plan Kitchen/Dining Room
- Downstairs WC
- Utility Room
- Two Family Shower Rooms
- Garden approx. 90ft
- Large Driveway
- Vendors Suited
- Council Tax Band E
- EPC Rating D

## DESCRIPTION

This beautifully presented family home has been extended to 1980 sq ft approx. and includes spacious room sizes throughout, a 90ft approx. rear garden and a large driveway.

The property is located on a quiet residential road, within easy reach of Worcester Park and North Cheam, both offering a variety of shops, restaurants and transport links including Worcester Park train station and bus routes to surrounding areas such as Morden Underground.

Numerous well-regarded schools are close by including St Cecilia's Catholic Primary School, Dorchester Primary School and Cheam Common Junior's and Infant's.

Accommodation on the ground floor includes a front aspect living room with large bay window and double doors into the family room, an open-plan kitchen diner/breakfast room, utility room and downstairs WC. On the first floor, there are two spacious double bedrooms, a third bedroom that the current owners use as a dressing room and wardrobe area and two-family shower rooms. On the second floor, there is a well-proportioned fourth bedroom with plenty of eave's storage.

Externally, the well-kept rear garden includes a large patio area ideal for outside dining and socialising whilst to the front, the large driveway provides off street parking for several cars and gives access to the garage.

The property offers further scope for extension subject to the usual planning consents.



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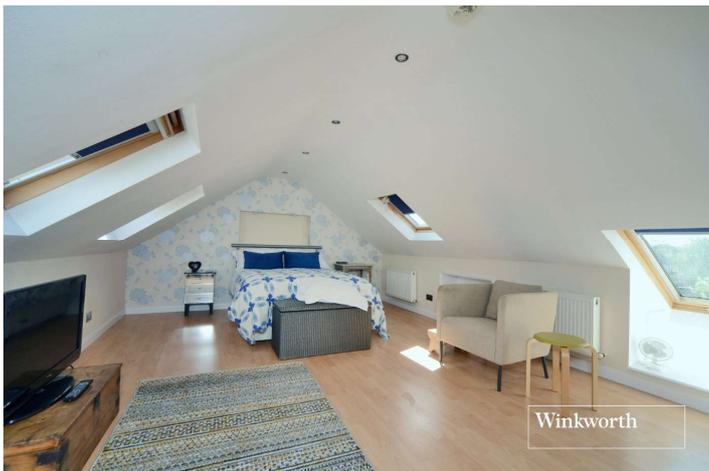
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## ACCOMMODATION

Entrance Hall

Living Room - 13'6" x 12'4" max (4.11m x 3.76m max)

Family Room - 17'4" x 12'4" max (5.28m x 3.76m max)

Kitchen/Dining Room - 25' x 11'5" max (7.62m x 3.48m max)

Utility Room

Downstairs WC

Bedroom - 15'9" x 9'5" max (4.8m x 2.87m max)

Bedroom - 12'10" x 11'5" max (3.9m x 3.48m max)

Bedroom - 13'9" x 11'8" max (4.2m x 3.56m max)

Shower Room/WC - 8'2" x 7'8" max (2.5m x 2.34m max)

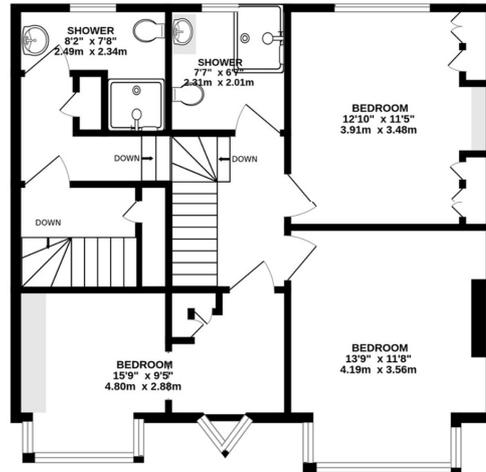
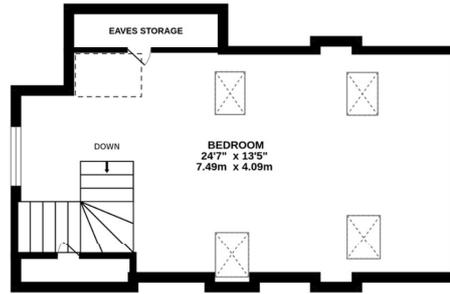
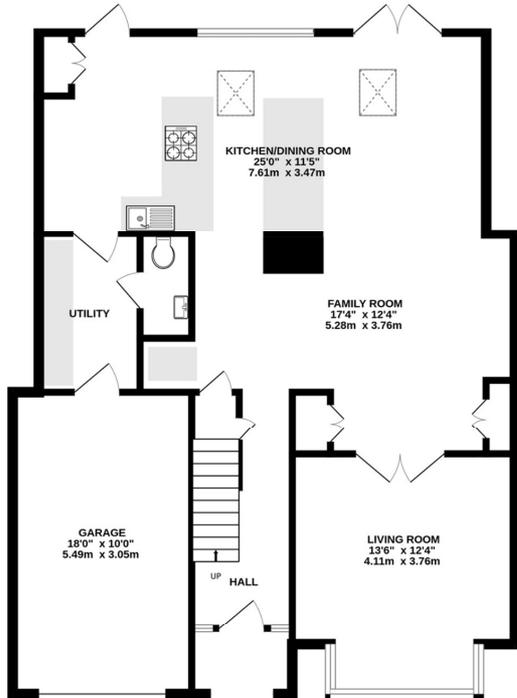
Additional Shower Room/WC - 7'7" x 6'7" max (2.3m x 2m max)

Second Floor Bedroom - 24'7" x 13'5" max (7.5m x 4.1m max)

Garden - Approx. 90ft

Garage - 18' x 10' max (5.49m x 3.05m max)

Glyn Road, Worcester Park KT4 8SD  
 INTERNAL FLOOR AREA  
 (APPROX.) 1980 sq ft/ 184.0 sq m  
 Garden extends to 90' (27.43m) 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	<b>77</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

