



**WASHINGTON ROAD, WORCESTER PARK, KT4**  
**£535,000 FREEHOLD**

**AN ATTRACTIVE TWO BEDROOM PERIOD HOME CLOSE TO  
 THE HIGH STREET, TRAIN STATION AND LOCAL SCHOOLS**

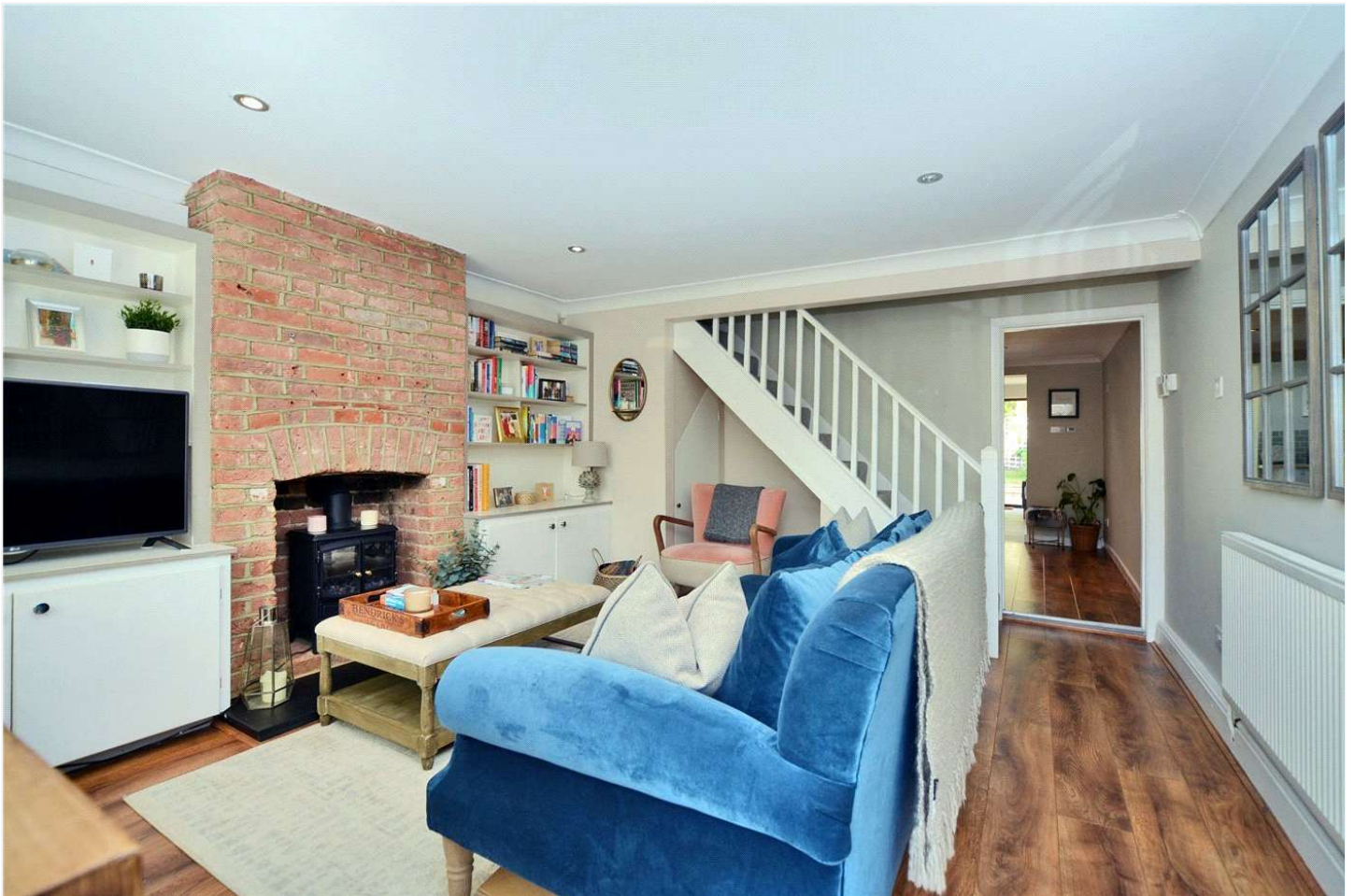
**Winkworth**

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## AT A GLANCE

- No Onward Chain
- Two Double Bedrooms
- Living Room
- Modern Kitchen/Dining Room with Roof Lantern
- Modern Downstairs Bathroom
- Manageable Rear Garden
- Close to High Street
- Short Walk to Zone 4 Train Station
- Well-regarded Local Schools
- Local Buses to Kingston, Sutton & Heathrow

## DESCRIPTION

This modernised and characterful two double bedroom mid-terrace home is ideally positioned just moments from Worcester Park high street providing an excellent selection of shops, cafés, bars, and restaurants. Worcester Park station is just a short walk and offers train services to London Waterloo in under 30 minutes.

Education in the borough is well-regarded and includes Cheam Common Infants and Junior Schools within walking distance, and Nonsuch High School for Girls which can be easily reached via nearby bus routes.

Internally, the accommodation comprises a front reception room with feature brick fireplace, a spacious open-plan kitchen/dining/family room with bi-fold doors onto the garden, a contemporary downstairs bathroom and two well-proportioned double bedrooms. It should be noted that the kitchen and bathroom have the benefit of under floor heating.

Externally, the south-east facing garden is enclosed for privacy and has a large patio area directly off the kitchen creating an ideal setting for outdoor dining, entertaining, or simply relaxing; the remainder of the garden provides a pleasant and low-maintenance outdoor space.





## ACCOMMODATION

**Living Room** - 15'3" x 12'6" max (4.65m x 3.8m max)

**Dining Room** - 12'6" x 11'6" max (3.8m x 3.5m max)

**Kitchen** - 16'4" x 11' max (4.98m x 3.35m max)

### Downstairs Bathroom

**Bedroom** - 12'6" x 12'1" max (3.8m x 3.68m max)

**Bedroom** - 12'5" x 11'7" max (3.78m x 3.53m max)

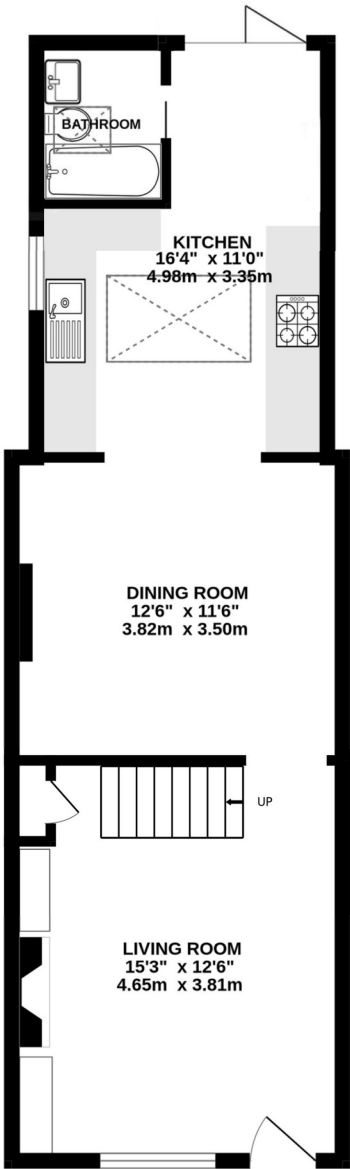
**Garden** - Approx. 35ft



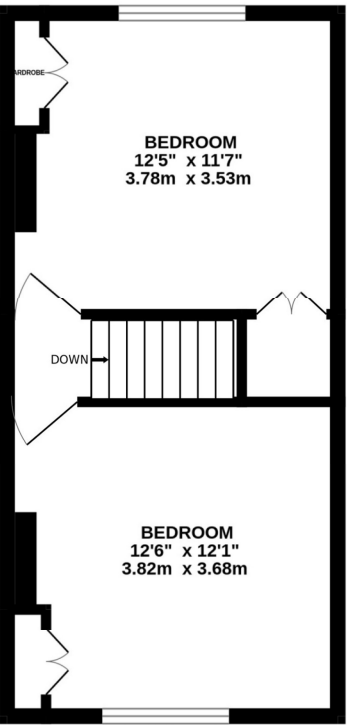
Washington Road,  
Worcester Park KT4 8JH

INTERNAL FLOOR AREA  
(APPROX.) 840 sq ft/ 78.0 sq m

Garden extends to 35' (10.67m) approx.



GROUND FLOOR

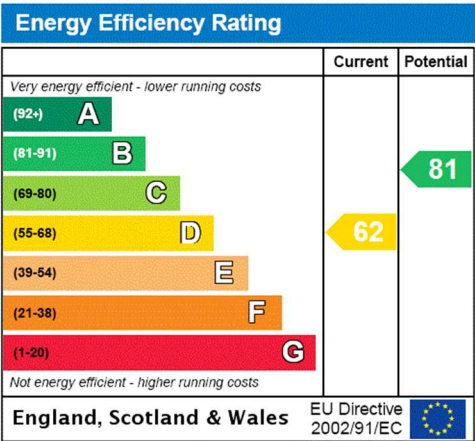


FIRST FLOOR



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