



COLBORNE WAY, WORCESTER PARK, KT4

£675,000 FREEHOLD

A WELL PRESENTED, THREE BEDROOM FAMILY HOME SET WITHIN A CENTRAL WORCESTER PARK LOCATION, WITHIN EASY REACH OF THE HIGH STREET AND WELL-REGARDED SCHOOLS

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AT A GLANCE

- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Bathroom
- Separate Wc
- Rear Garden
- Integral Garage
- Driveway
- No Onward Chain
- Council Tax Band E
- EPC Rating C

DESCRIPTION

A delightful and extended three-bedroom semi-detached family home, beautifully presented throughout and located in a popular residential area.

Conveniently situated within easy reach of Worcester Park town centre, the property offers excellent access to a range of shops, restaurants, and amenities, as well as Worcester Park's Zone 4 mainline station, providing frequent services to London Waterloo.

On the ground floor, the property features a well-equipped kitchen/breakfast room and a spacious open-plan lounge and dining area, with large patio doors opening onto a well-maintained, south-facing rear garden.

Upstairs, there are two double bedrooms—both with built-in wardrobes—and a generously sized third bedroom. A family bathroom and separate WC complete the upper floor.

Outside, the rear garden extends to approximately 75 feet and includes a large patio area, ideal for entertaining or relaxing. A unique feature of this property is the additional garden space at the rear, measuring approximately 36' x 30'. This bonus area, acquired from a neighbouring property, adjoins the main garden and offers excellent potential for a garden studio, office, games room, or similar.

Offered with no onward chain.



ACCOMMODATION

Living Room - 18'10" x 9'5" (5.74m x 2.87m)

Dining Room - 20' x 14'5" (6.1m x 4.4m)

Kitchen - 11' x 9'2" (3.35m x 2.8m)

Bedroom - 13'7" x 11'2" (4.14m x 3.4m)

Bedroom - 12'2" x 10'10" (3.7m x 3.3m)

Bedroom - 10'10" x 9' (3.3m x 2.74m)

Bathroom - 10'3" x 6'1" (3.12m x 1.85m)

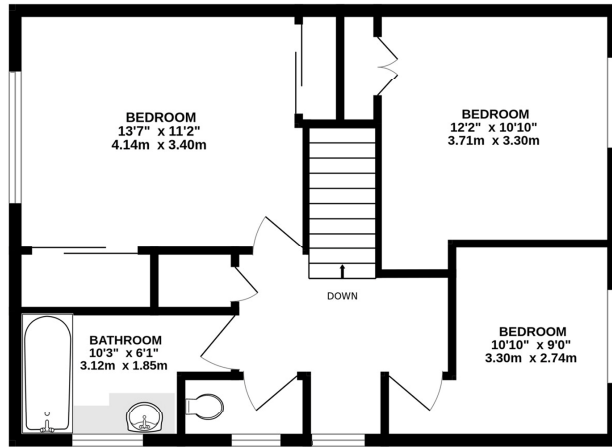
Separate WC

Rear Garden - Approx 75 feet

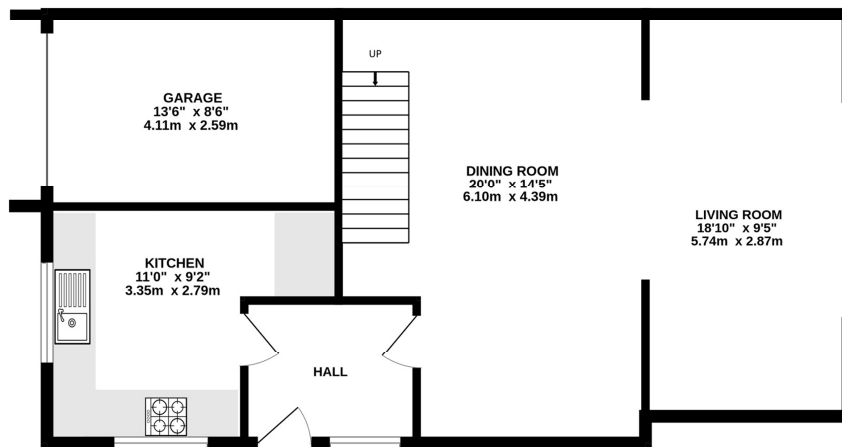
Integral Garage - 13'6" x 8'6" (4.11m x 2.6m)

Driveway

No Onward Chain



FIRST FLOOR



GROUND FLOOR

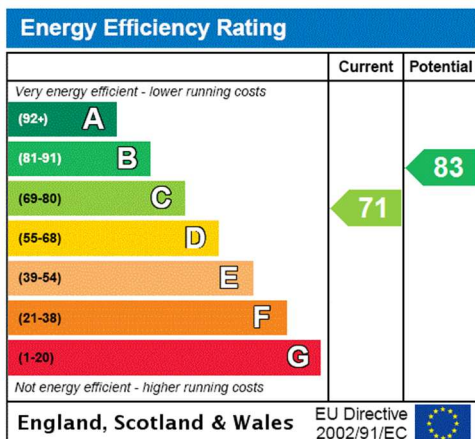
Colborne Way, Worcester Park KT4 8LS
INTERNAL FLOOR AREA (APPROX.) 1305 sq ft/ 121.2 sq m

Garden extends to 75' (22.86m) approx.

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