



**ST. PHILIPS AVENUE, WORCESTER PARK, KT4**  
**£425,000 FREEHOLD**

**A TWO BEDROOM MID-TERRACE FAMILY HOME  
WITHIN EASY REACH OF HIGH STREET AMENITIES  
AND MAINLINE TRAIN STATION**



Worcester Park Office | 020 8335 5555 | worcesterpark@winkworth.co.uk

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See things differently



## AT A GLANCE

- No Onward Chain
- 2 Bedrooms
- Living Room
- Kitchen
- Utility Room
- Downstairs WC
- Family Shower Room/WC
- Garden approx. 60ft
- Off Street Parking
- Garage at Rear
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

A two bedroom, mid-terrace house offering lots of potential for refurbishment, a good sized garden, off-street parking plus garage and an ultra-convenient location close to Worcester Park town centre with its Zone 4 train station and well-regarded schools.

The accommodation comprises living room, kitchen, utility room, downstairs WC, two bedrooms and family shower room/WC. As mentioned, the house is ripe for modernization providing the new owner an opportunity to create a home to their own decorative specifications.

Externally to the front there is hard standing for off-street parking, whilst the garage offers space for storage and is reached via an access road. The rear garden is a good size extending to approx. 60ft and has a large decked area off the back of the house with steps leading down to the lawn.

The local area is ideal for families and commuters with the high street providing numerous shops, bars and restaurants, various bus services towards Sutton and Kingston-upon-Thames plus Worcester Park train station offering links into Wimbledon and central London. The borough boasts well-regarded education facilities, including Grammar schools, and families will also benefit from lots of amenities including libraries, leisure centres and parks.



## ACCOMMODATION

Entrance Porch

Hallway

Living Room - 11'7" x 10'9" max (3.53m x 3.28m max)

Kitchen - 14'1" x 7'10" max (4.3m x 2.4m max)

Utility Room with WC - 11'8" x 7' max (3.56m x 2.13m max)

Bedroom - 14'2" x 8'7" max (4.32m x 2.62m max)

Bedroom - 11'2" x 8'3" max (3.4m x 2.51m max)

Shower Room/WC

Garden - Approx. 60ft

Garage/Store - 24'4" x 12'2" max (7.42m x 3.7m max)



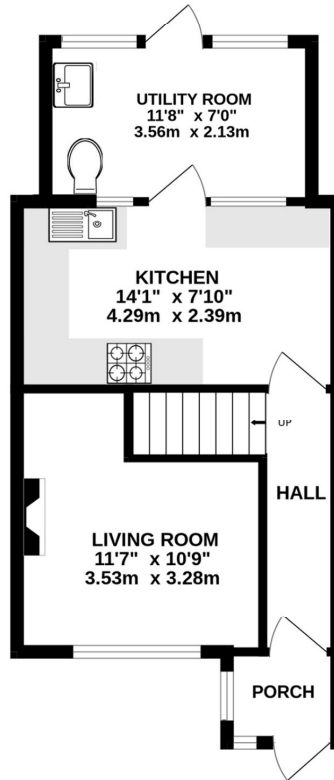
**St Philips Avenue, Worcester Park KT4 8JS**

**INTERNAL FLOOR AREA**

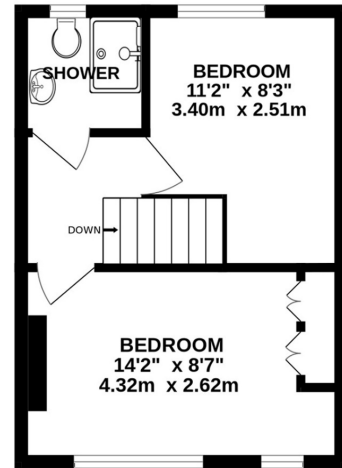
(APPROX.) 960 sq ft/ 89.1 sq m

Including Garage/Store

Garden extends to 60' (18.28m) approx.



GROUND FLOOR



FIRST FLOOR



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>		<b>79</b>
(55-68)	<b>D</b>	<b>57</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	

