

WASHINGTON ROAD, WORCESTER PARK, KT4
£325,000 SHARE OF FREEHOLD

**A WELL PRESENTED FIRST FLOOR MAISONETTE WITH A
 PRIVATE REAR GARDEN LOCATED CLOSE TO WORCESTER
 PARK HIGH STREET AND TRAIN STATION**

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AT A GLANCE

- No Onward Chain
- 2 Bedrooms
- Living/Dining Room
- Kitchen
- Bathroom
- Direct Access Garden approx. 75ft
- Close to Train Station
- Easy Reach of Zone 4 Train Station
- Close to High Street Shops
- Well-Regarded Local Schools

DESCRIPTION

Situated in an ultra-convenient location close to Worcester Park's high street and Zone 4 train station, this contemporary style, first floor maisonette features a private rear garden and benefits from being share of the freehold.

The accommodation comprises a living/dining room, a large front aspect principal bedroom, a further bedroom overlooking the rear, a galley kitchen and family bathroom/WC.

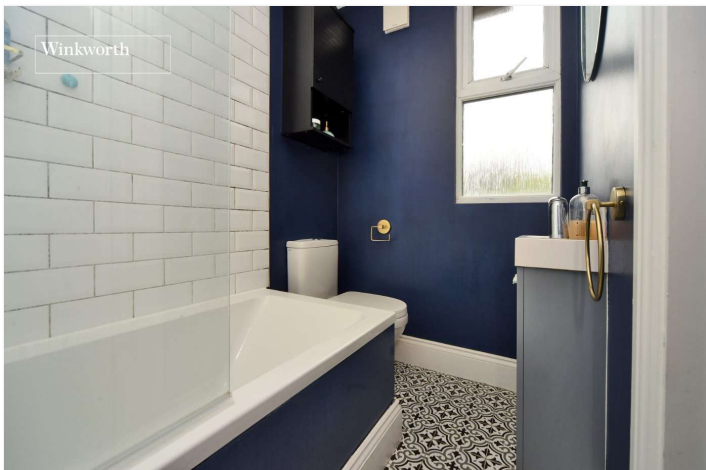
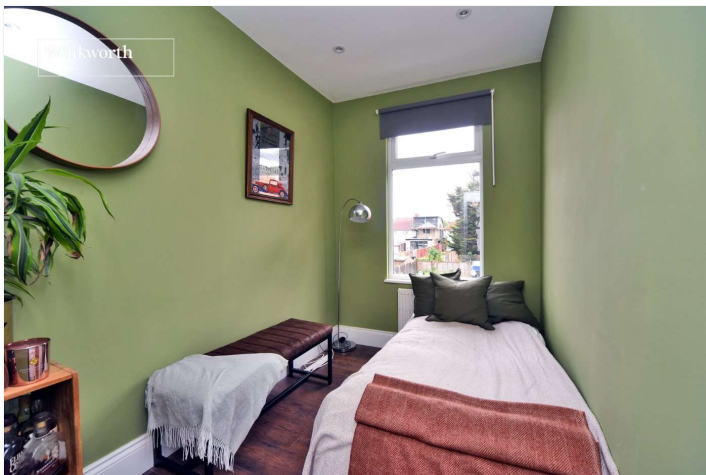
Externally, the rear garden has been landscaped with astro turf and borders, providing a low maintenance space for socialising and relaxation with friends and family.

Locally, the high street offers an array of amenities such as shops, restaurants, cafes and bus routes to surrounding areas including Sutton, Epsom, Kingston and Heathrow. Several well-regarded schools are nearby including Dorchester Primary School, Green Lane Nursey and Primary School and Cheam Common Infants & Juniors.

No onward chain.

Lease and other related information:

The vendor has advised the lease has approximately 993 years remaining and there aren't any set service and maintenance charges. Please verify/check this with your conveyancer/solicitor.



ACCOMMODATION

Ground Floor Entrance

Stairs to First Floor

Living/Dining Room - 12' x 10'3" max (3.66m x 3.12m max)

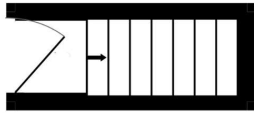
Kitchen - 7'9" x 7' max (2.36m x 2.13m max)

Bedroom - 13'9" x 10'9" max (4.2m x 3.28m max)

Bedroom - 8'10" x 6'3" max (2.7m x 1.9m max)

Family Bathroom

Private Direct Access Garden - Approx. 75ft

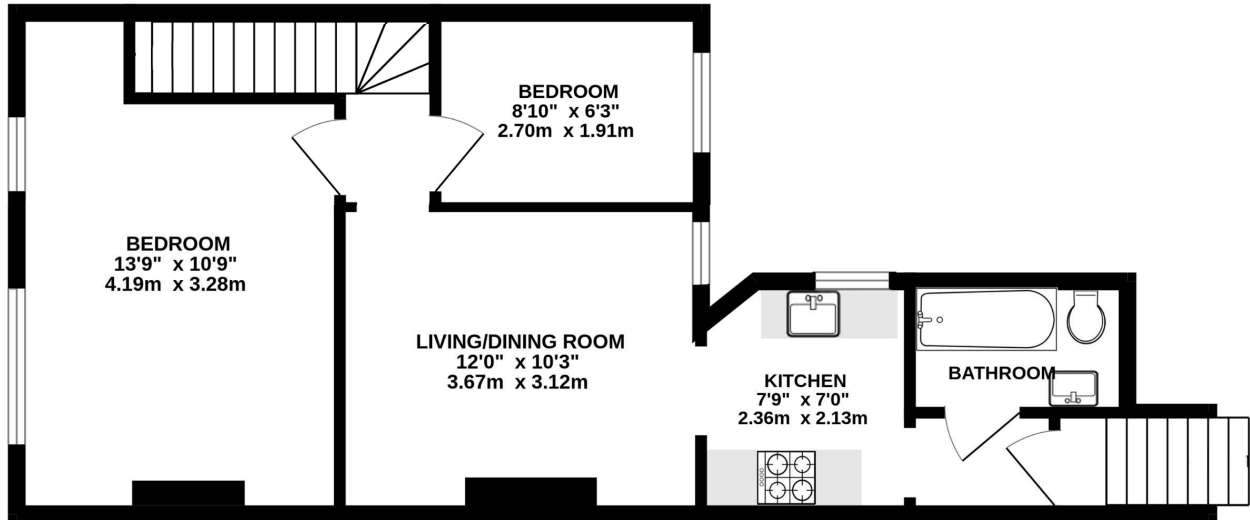


GROUND FLOOR
ENTRANCE

Washington Road, Worcester Park KT4 8JJ

INTERNAL FLOOR AREA (APPROX.) 525 sq ft/ 48.7 sq m

Garden extends to 75' (22.86m) approx.



FIRST FLOOR MAISONETTE

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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 © 2025.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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