

**HOBART ROAD, WORCESTER PARK, KT4**

**£700,000 FREEHOLD**

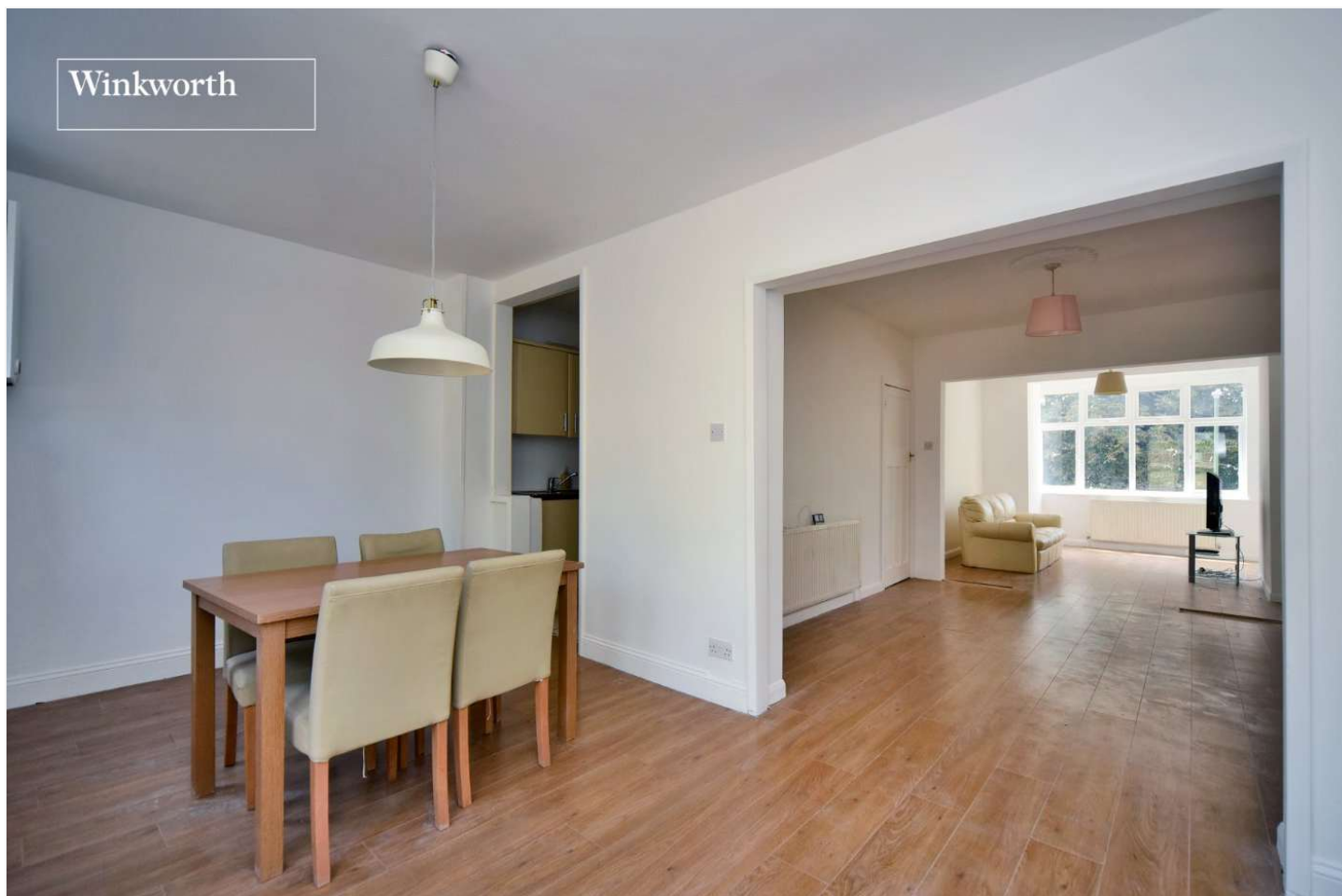
**AN EXTENDED FAMILY HOME FEATURING FIVE BEDROOMS,  
THREE RECEPTION AREAS AND TWO BATHROOMS LOCATED  
WITHIN EASY REACH OF WORCESTER PARK HIGH STREET**

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## AT A GLANCE

- Five Bedrooms
- Living Room plus Family Room
- Dining Room
- Family Bathroom
- En-Suite Shower Room/WC
- Garden Approx. 72ft
- Garage to Rear
- OSP on Drive
- 0.3 miles to Cheam Common Primary
- Close to Worcester Park Zone 4 Station

## DESCRIPTION

Situated within easy reach of Worcester Park high street, this recently decorated family home has been extended to create spacious room sizes throughout, five well-proportioned bedrooms, two bathrooms and features a lovely 72ft approx. rear garden.

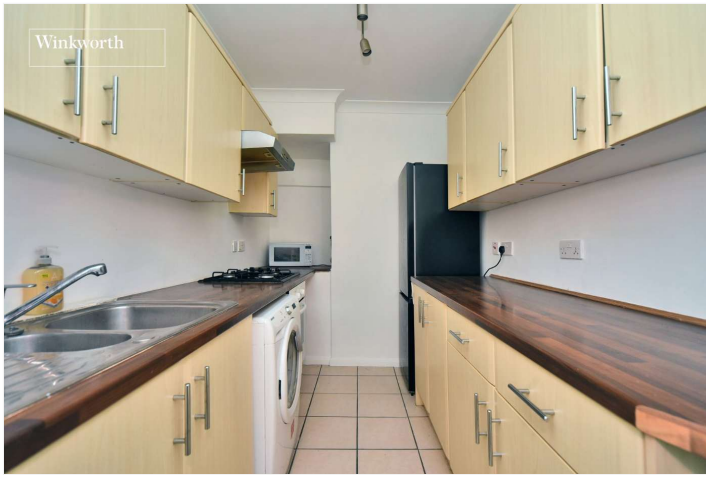
The bustling high street offers a variety of amenities including shops, bars, restaurants, bus routes to surrounding areas such as Kingston, Sutton and Heathrow, plus a train station which provides fast and frequent services into Central London.

Numerous well-regarded schools are nearby including Cheam Common Infants and Juniors Academy, St Cecilia's Catholic Primary School, Cheam High School and Richard Challenor School.

The accommodation on the ground floor comprises an entrance hall with useful porch, a front aspect living room which flows through to the family room, dining room and galley kitchen. Upstairs, on the first floor, there are two double bedrooms, a third single bedroom and the family bathroom. On the second floor, there are two double bedrooms and a shower room/WC.

Externally, the rear garden is mostly laid to lawn with two areas of patio ideal for outside dining, a large garage/outbuilding and plenty of fruit trees! To the front, the driveway provides off street parking for two cars.





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## ACCOMMODATION

### Entrance Hall

**Living Room** - 14'4" x 10'9" max (4.37m x 3.28m max)

**Family Room** - 12'3" x 10'3" max (3.73m x 3.12m max)

**Dining Room** - 15'5" x 9' max (4.7m x 2.74m max)

**Kitchen** - 11'8" x 6'6" max (3.56m x 1.98m max)

**Bedroom** - 12'6" x 10'9" max (3.8m x 3.28m max)

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**Bedroom** - 6'5" x 6' max (1.96m x 1.83m max)

**Family Bathroom** - 10'4" x 6' max (3.15m x 1.83m max)

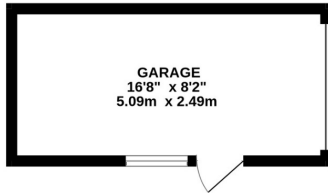
**Bedroom** - 15'9" x 8'4" max (4.8m x 2.54m max)

**Bedroom** - 9'4" x 8'9" max (2.84m x 2.67m max)

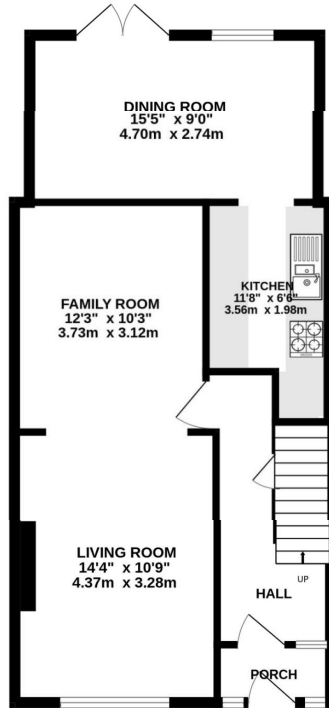
### Shower Room/WC

**Garden** - Approx. 72ft

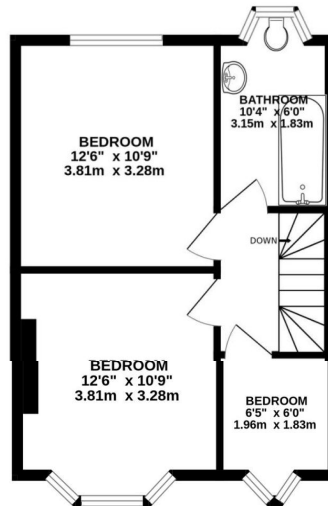
**Garage** - 16'8" x 8'2" max (5.08m x 2.5m max)



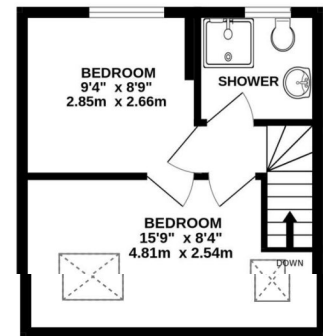
**Hobart Road, Worcester Park KT4 8SP**  
INTERNAL FLOOR AREA (APPROX.) 1270 sq ft/ 118.0 sq m  
Excluding Garage  
Garden extends to 72' (22.0m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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