

**BUCKLAND WAY, WORCESTER PARK, KT4**  
**OFFERS OVER £550,000 FREEHOLD**

**A LOVELY THREE BEDROOM END OF TERRACE  
 PROPERTY SITUATED CLOSE TO SEVERAL WELL-  
 REGARDED SCHOOLS AND TRANSPORT LINKS**

**Winkworth**

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

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## AT A GLANCE

- No Onward Chain
- Three Bedrooms
- Modern Kitchen
- Front Aspect Living Room
- Dining Room
- Conservatory
- Downstairs WC
- Family Bathroom
- Garden Approx. 33ft
- Large Outbuilding
- 0.6mile approx. from Worcester Park High Street
- Circa 1 mile Walk to Worcester Park Zone 4 train station
- 4 min Walk from Dorchester Primary School

## DESCRIPTION

This attractive, end of terrace property benefitting from a Westerly facing rear garden, a large outbuilding and off-street parking for two cars, is well-located on a residential road ideal for families seeking well-regarded education.

The accommodation to the ground floor comprises a useful entrance porch leading through to the hall, a cloakroom/WC, a front aspect living room with large bay window and feature fireplace, a modern fitted kitchen conveniently open plan to the dining room making it ideal for socialising and family meals and a conservatory with double doors onto the rear garden. Upstairs, there are two well-proportioned double bedrooms, a third single bedroom and the family bathroom.

Externally, the Westerly aspect rear garden features an area of decking ideal for outside dining, an area of astro turf for ease and maintenance and a large outbuilding which could be used as the perfect work from home space! To the front, the block paved driveway provides off street parking plus shared access to the rear garden.

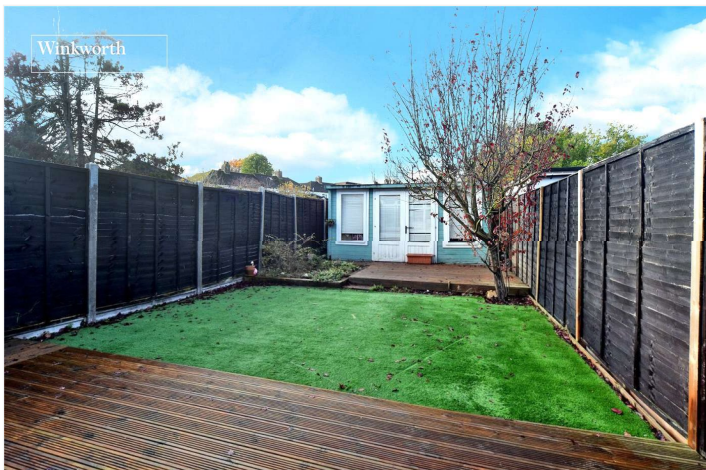
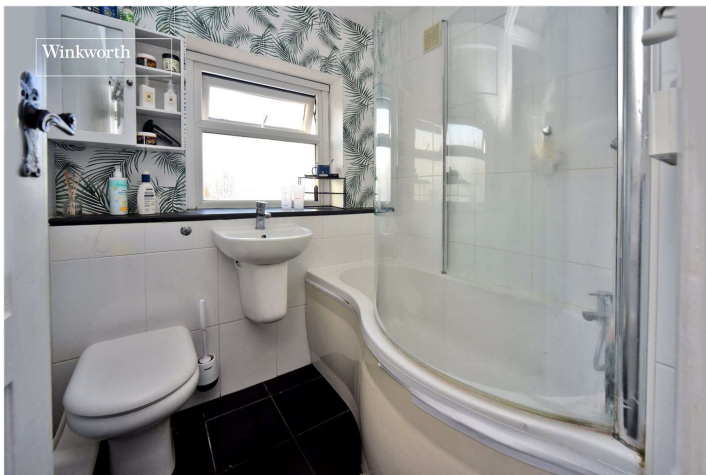
Locally, the property is situated just over a half mile walk (0.6) from Worcester Park high street which includes several shops, restaurants, cafes and amenities as well as bus routes towards Kingston, Sutton and Heathrow. Commuters will have the choice of Worcester Park train station approx. 1 mile walk, providing fast and frequent services to Central London plus the 93-bus route direct to Morden Northern Line Underground. Families will benefit from a range of well-regarded schools such as Dorchester Primary School, Malden Parochial CofE Primary School and Cheam High School.

No onward chain.

*Please note, the distances are accessed via Google Maps.*

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## ACCOMMODATION

### Entrance Hall

**Living Room** - 12'2" x 10'8" max (3.7m x 3.25m max)

**Kitchen** - 13'9" x 8' max (4.2m x 2.44m max)

**Dining Room** - 12' x 8'4" max (3.66m x 2.54m max)

**Conservatory** - 12' x 8'7" max (3.66m x 2.62m max)

### Downstairs WC

**Bedroom** - 11'6" x 10'7" max (3.5m x 3.23m max)

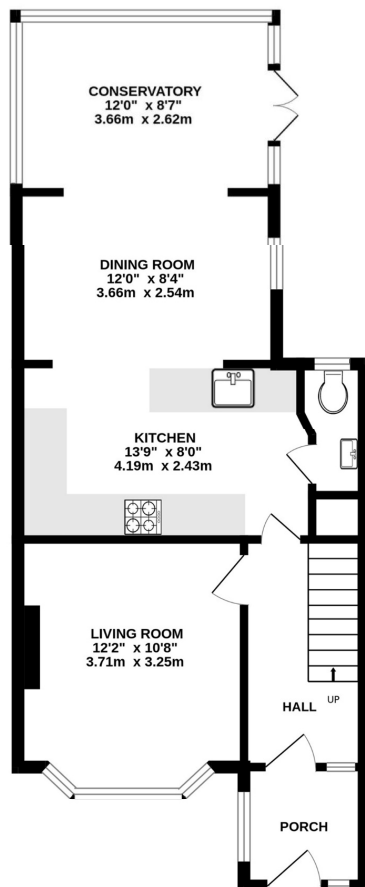
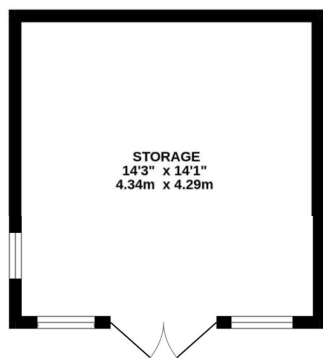
**Bedroom** - 10'5" x 8'5" max (3.18m x 2.57m max)

**Bedroom** - 7'11" x 6' max (2.41m x 1.83m max)

**Family Bathroom** - 6' x 5'9" max (1.83m x 1.75m max)

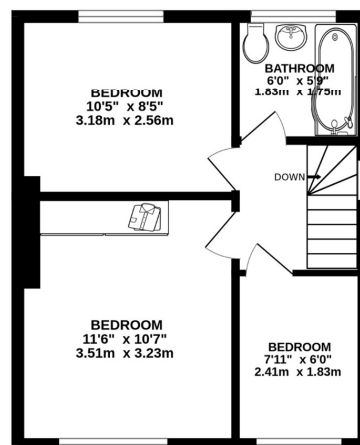
**Garden** - Approx. 33ft

**Store** - 14'3" x 14'1" max (4.34m x 4.3m max)



GROUND FLOOR

**Buckland Way,  
Worcester Park KT4 8NT**  
INTERNAL FLOOR AREA  
(APPROX.) 850 sq ft/ 79.0 sq m  
Excluding Storage  
Garden extends to 33' (10.06m) approx.



FIRST FLOOR

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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