



GRAFTON ROAD, WORCESTER PARK, SURREY, KT4
£850,000 FREEHOLD

**A WELL PRESENTED, FIVE BEDROOM FAMILY HOME
SET WITHIN A POPULAR RESIDENTIAL ROAD.**

Winkworth

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winkworth.co.uk

See things differently



AT A GLANCE

- No Onward Chain
- Living Room
- Reception Room
- Kitchen/Breakfast Room
- Downstairs Shower/WC
- Family Bathroom
- Garden approx. 110ft
- Garden Studio
- Off Street Parking
- Garage
- Council Tax Band E
- EPC Rating D

DESCRIPTION

A well presented, extended five bedroom family home set within a popular residential area and within easy reach of Worcester Park town centre with its numerous shops, restaurants and amenities including Worcester Park mainline rail station. Tolworth, Malden Manor and Stoneleigh rail stations are also easily accessible as are several well-regarded schools.

Features on the ground floor include front reception, rear reception with bi-fold doors opening onto the garden, a modern fitted kitchen complete with granite work surfaces and breakfast bar and a downstairs WC and shower room. Upstairs, the property offers five good sized bedrooms along with the family bathroom.

Outside, the property benefits from a southerly facing rear garden which extends to in excess of 100 feet. Adjoining the property is a large patio area whilst to the rear of the garden the property offers a timber studio, complete with power and heating, which can be used as a home office.

To the front of the property a brick paved driveway provides off street parking and provides access to a spacious garage which has been plumbed for the washing machine.

No onward chain.



ACCOMMODATION

Entrance Hall

Reception Room - 13'1" x 12'10" max (4m x 3.9m max)

Living Room - 16'7" x 10'8" max (5.05m x 3.25m max)

Kitchen/Breakfast Room - 13'7" x 10'7" max (4.14m x 3.23m max)

Downstairs Shower/WC

Bedroom - 13'1" x 12'10" max (4m x 3.9m max)

Bedroom - 12' x 10'8" max (3.66m x 3.25m max)

Bedroom - 15'4" x 6' max (4.67m x 1.83m max)

Bedroom - 11' x 6'1" max (3.35m x 1.85m max)

Bedroom - 11'2" x 5'1" max (3.4m x 1.55m max)

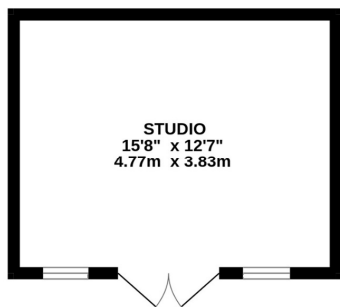
Bathroom - 7'3" x 6'10" max (2.2m x 2.08m max)

Garden - Approx. 110ft

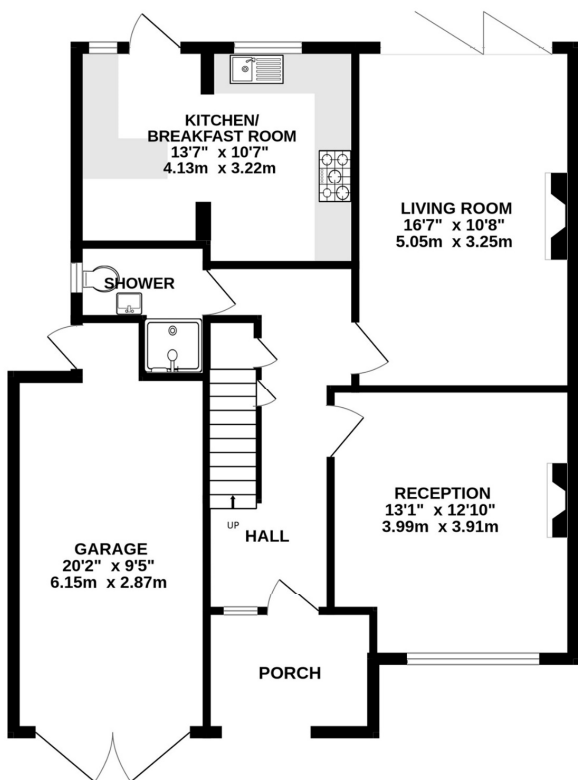
Garden Studio - 15'8" x 12'7" max (4.78m x 3.84m max)

Garage - 20'2" x 9'5" max (6.15m x 2.87m max)

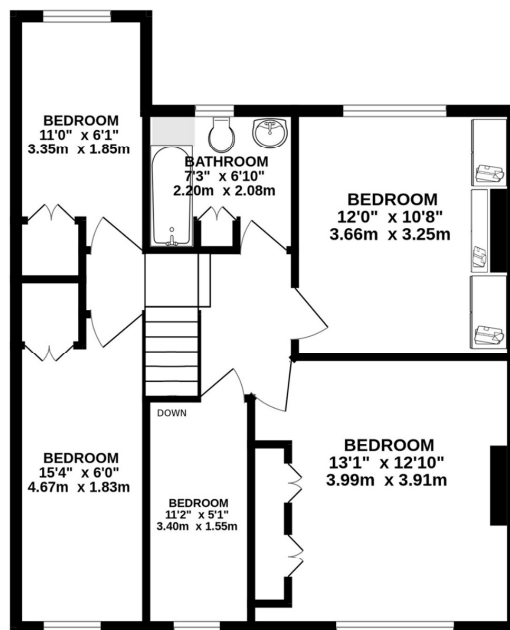
Off Street Parking



Grafton Road,
 Worcester Park KT4 7QR
 INTERNAL FLOOR AREA
 (APPROX.) 1650 sq ft/ 153.3 sq m
 Garden extends to 110' (33.53m) 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+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

