



FARM WAY, WORCESTER PARK, KT4

£950,000 FREEHOLD

**A DETACHED PROPERTY SET OVER CIRCA 3190 SQ FT WITH
A 100FT APPROX. REAR GARDEN REQUIRING
MODERNISATION AND IMPROVEMENT THROUGHOUT**

Winkworth

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AT A GLANCE

- 5 Bedrooms
- 3 Bathrooms
- Large Loft Room
- Living Room
- Dining Room
- Kitchen Plus Utility
- Conservatory
- Garage
- Garden approx. 100ft
- Council Tax Band G
- EPC Rating D

DESCRIPTION

Set on a bold corner plot in a tree lined residential road, this substantial detached property is set over 3190 sq ft, benefits from a 100ft approx. rear garden and requires modernisation and improvement throughout.

The main feature of this property is its huge potential to remodel internally and extend and develop subject to planning permission. The current accommodation to the ground floor comprises entrance hall, dining room with bay window, living room with access to the conservatory, kitchen/breakfast room, utility, and shower room/WC. On the first floor, there are four large double bedrooms, a good-sized single bedroom, the family bathroom, and en-suite shower room. On the second floor, there is an extremely large loft room which could be a fantastic Principal suite or potentially be split into two bedrooms stpp.

Externally, the rear garden is exceptionally wide and extends to approximately 100ft. To the front of the property, the block paved driveway provides off street parking for several cars and gives access to the garage.

Locally, the area is well-regarded for its education and includes Grammar schools within the borough and numerous sought after state schools including Cheam Common Junior's and Infant's. Families will benefit from lots of amenities such as leisure centres, cricket clubs, parks, and bus routes to surrounding areas. Commuters are well served with fast and frequent services into Central London from Worcester Park train station and Morden underground.

No onward chain.



ACCOMMODATION

Entrance Hall

Living Room - 18' x 13'1" max (5.49m x 4m max)

Dining Room - 14'5" x 13' max (4.4m x 3.96m max)

Kitchen - 15' x 12'11" max (4.57m x 3.94m max)

Utility Room

Conservatory - 24'10" x 10'6" max (7.57m x 3.2m max)

Downstairs Shower/WC

Bedroom with En-Suite - 25'4" x 9'6" max (7.72m x 2.9m max)

Bedroom - 14'5" x 12'8" max (4.4m x 3.86m max)

Bedroom - 13'3" x 12'7" max (4.04m x 3.84m max)

Bedroom - 13'3" x 9'10" max (4.04m x 3m max)

Bedroom - 8'6" x 6'8" max (2.6m x 2.03m max)

Family Bathroom

Second Floor Bedroom - 34" x 16'4" max (10.36m" x 4.98m max)

Garage - 25'10" x 14'3" max (7.87m x 4.34m max)

Garden - Approx. 100ft

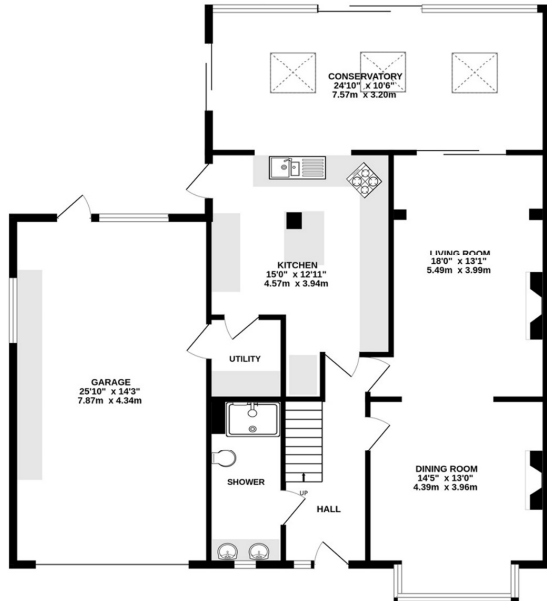
Farm Way, Worcester Park KT4 8SB

INTERNAL FLOOR AREA (APPROX.)

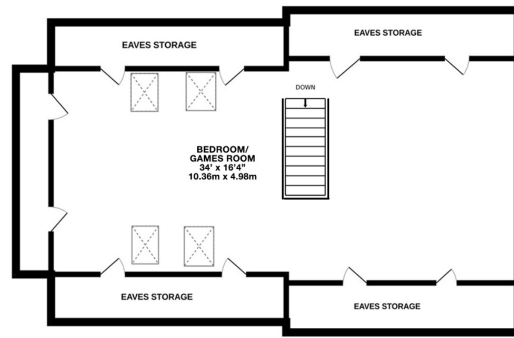
3190 sq ft/ 296.3 sq m

Including Eaves Storage

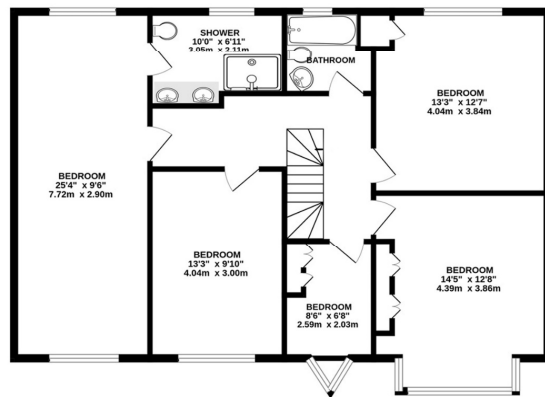
Garden extends to 100' (33.2m) approx.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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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 © 2023.

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		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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