



**GREEN LANE, WORCESTER PARK, KT4**  
**£715,000 FREEHOLD**

**A SPACIOUS FOUR BEDROOM SEMI-DETACHED  
FAMILY HOME IDEALLY LOCATED WITHIN WALKING  
DISTANCE TO WORCESTER PARK TRAIN STATION**

**Winkworth**

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## AT A GLANCE

- 4 Bedrooms
- 2 Reception Rooms
- Conservatory
- Kitchen
- Cloakroom/WC
- Family Bathroom
- En-Suite Shower/WC
- Garden approx. 60ft
- Garage plus Off Street Parking
- Close to Worcester Park Station
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

A spacious semi-detached family home, featuring four well-proportioned bedrooms, off street parking, a 60ft approx. rear garden and set in an ultra-convenient location, within walking distance to Worcester Park train station.

The local high street and area offers a variety of amenities, including restaurants, bars, shops, leisure centres, parks and several well-regarded schools such as Green Lane Primary and Nursery School, Cheam Common Infant's Academy and Cheam Common Junior Academy. Several bus routes enable access to surrounding areas including Kingston, Wimbledon and Sutton.

The accommodation to the ground floor comprises an entrance porch, two well-proportioned reception rooms, a large wrap around conservatory, a good-sized galley kitchen and useful WC/cloakroom. On the first floor, there are two double bedrooms, a third single bedroom and the family bathroom. On the second floor, the principal bedroom is extremely spacious and features an en-suite shower room.

Externally, the rear garden is high fence enclosed and provides plenty of privacy with mature trees and shrubs. To the front, the driveway provides off street parking and gives access to the garage.



## ACCOMMODATION

### Entrance Hall

Living Room - 13'7" x 11' max (4.14m x 3.35m max)

Family Room - 15'7" x 10'8" max (4.75m x 3.25m max)

Conservatory - 19'8" x 15'6" max (6m x 4.72m max)

Kitchen - 18'8" x 9'6" max (5.7m x 2.9m max)

### Cloakroom/WC

Bedroom - 14' x 11'2" max (4.27m x 3.4m max)

Bedroom - 11' x 11' max (3.35m x 3.35m max)

Bedroom - 7'8" x 6'10" max (2.34m x 2.08m max)

Bathroom - 7'1" x 6'3" max (2.16m x 1.9m max)

Second Floor Bedroom - 17'9" x 13' max (5.4m x 3.96m max)

### En-Suite Shower/WC

Garden - Approx. 60ft

### Off Street Parking

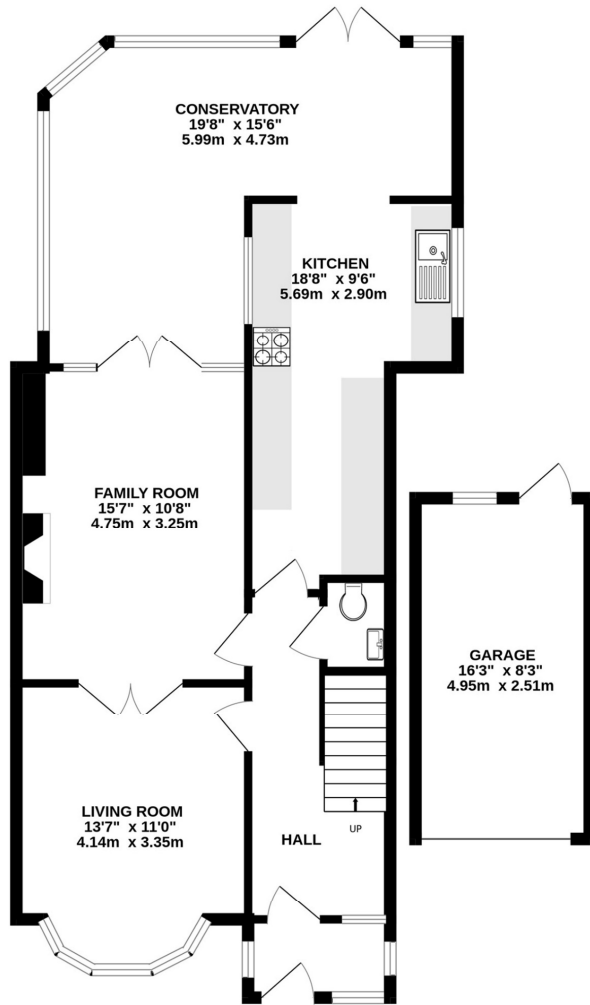
Garage - 16'3" x 8'3" max (4.95m x 2.51m max)

## Green Lane, Worcester Park KT4 8AL

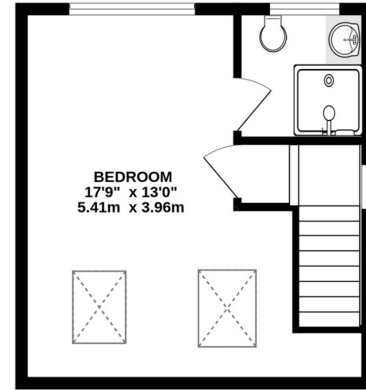
INTERNAL FLOOR AREA (APPROX.) 1650 sq ft/ 153.3 sq m

Including Garage

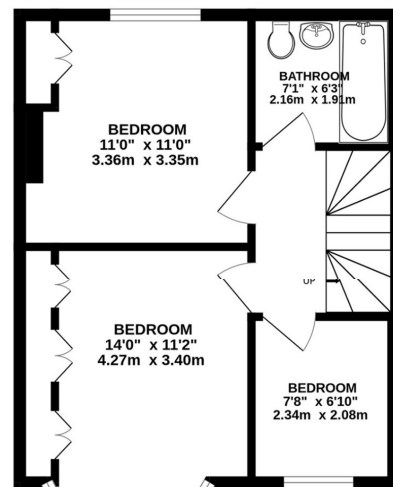
Garden extends to 60' (18.28m) approx.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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