



WASHINGTON ROAD, WORCESTER PARK, KT4

£525,000 FREEHOLD

**A SUPERB PROPERTY FEATURING DRIVEWAY PARKING
AND A CIRCA 85FT GARDEN CONVENIENTLY LOCATED
APPROX 0.2MILE FROM THE LOCAL HIGH STREET**

Winkworth

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See things differently



AT A GLANCE

- End of Terrace House
- No Onward Chain
- 2 Double Bedrooms
- Spacious Living Room
- Open-Plan Kitchen/Diner
- Upstairs Bathroom
- Garden approx. 85ft
- Off Street Parking to Front
- Well Regarded Local Schools
- Walking Distance of Zone 4 Station

DESCRIPTION

This lovely two double bedroom end-of-terrace cottage is offered with no onward chain and features a spacious modern kitchen/diner, off street parking on driveway, garden extending to approx. 85ft and an ultra-convenient location within easy reach of the high street, Zone 4 train station into central London and well-regarded schools.

Originally a three-bedroom property, the current owners decided to move the bathroom upstairs to create a bigger kitchen-diner, ensuring convenience and space for a family. The accommodation comprises an entrance hall, a spacious living room with feature fireplace, a modern fitted open-plan kitchen/diner, two well-proportioned double bedrooms and a family bathroom.

Externally, the southerly aspect rear garden offers a wonderful blend of patio entertaining space and established greenery, benefitting from a generous paved terrace, a bordered lawn with mature shrubs and a useful storage shed. To the front, the property has undergone exterior wall installation approx. a few years ago, whilst the driveway provides off street parking and gives access to the side gate.

Locally, the property is situated approx. 0.2mile walk from Worcester Park high street and 0.5mile walk approx. to Worcester Park train station. Services from the station provide fast and frequent services into London Waterloo whilst the high street offers a variety of shops, supermarkets, bars, restaurants and bus routes to surrounding areas. Families will benefit from a variety of well-regarded schools are nearby including Dorchester Primary, Green Lane Primary and Nursery and Cheam Common Infant's and Junior's.



ACCOMMODATION

Entrance Hall

Living Room - 13' x 11'6" max (3.96m x 3.5m max)

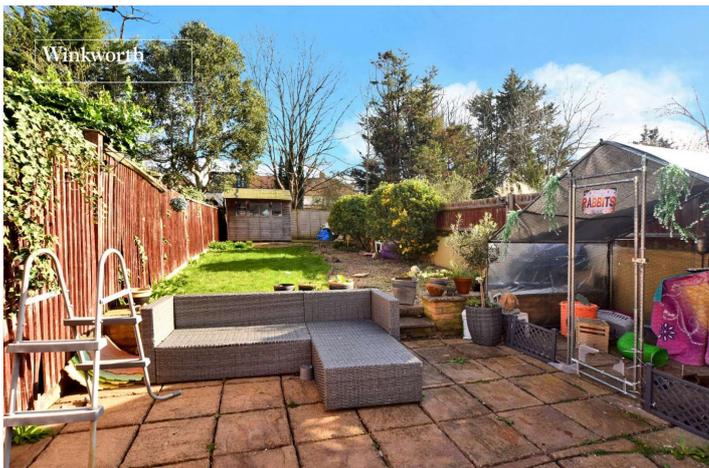
Kitchen - 16'3" x 9' max (4.95m x 2.74m max)

Bedroom - 16'4" x 10'4" max (4.98m x 3.15m max)

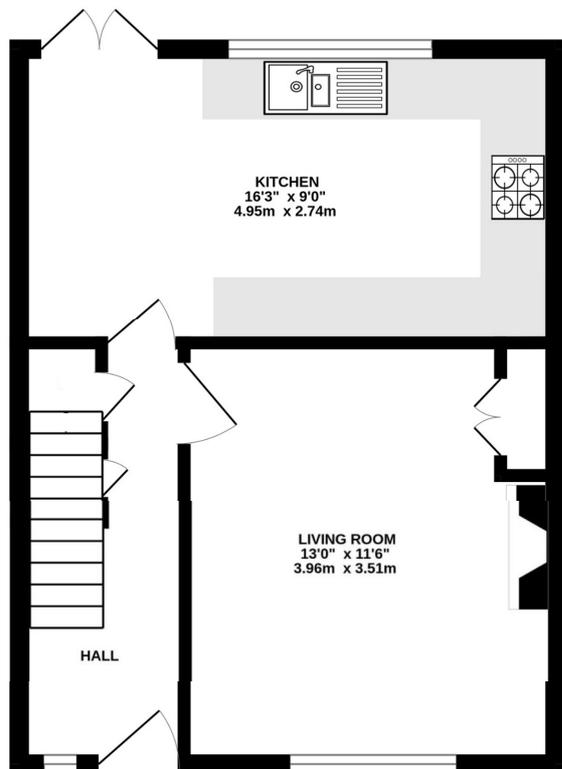
Bedroom - 11' x 10'2" max (3.35m x 3.1m max)

Bathroom - 8'10" x 6' max (2.7m x 1.83m max)

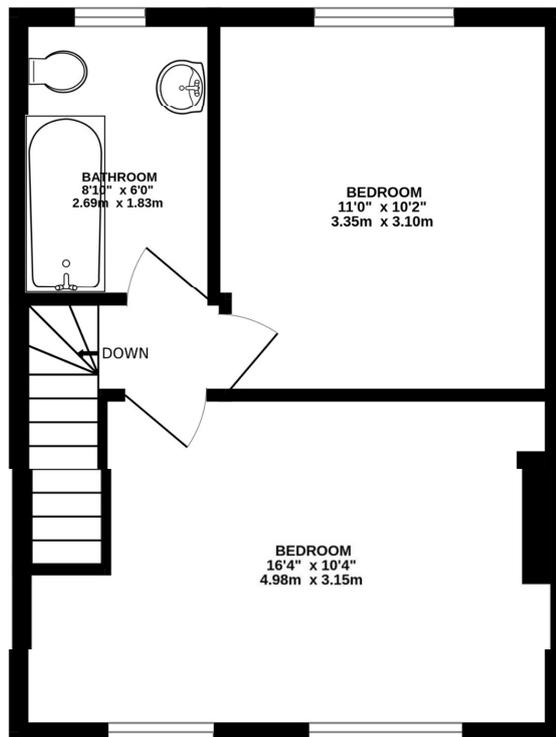
Garden - Approx. 85ft



Washington Road, Worcester Park KT4 8JJ
 INTERNAL FLOOR AREA (APPROX.) 720 sq ft/ 66.9 sq m
 Garden to 85' (25.91m) approx.



GROUND FLOOR



FIRST FLOOR

Winkworth

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 © 2026.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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