



HIGHDOWN, WORCESTER PARK, KT4
£725,000 FREEHOLD

**A VERY WELL PRESENTED THREE DOUBLE BEDROOM
FAMILY HOME WITHIN EASY REACH OF WORCESTER
PARK HIGH STREET AND TWO MAINLINE STATIONS**

Winkworth

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See things differently



AT A GLANCE

- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Utility Room/WC
- Family Bathroom
- Garden approx. 85ft
- Off Street Parking
- Garage
- Council Tax Band E
- EPC Rating D

DESCRIPTION

A substantial three double bedroom family home offering a beautifully presented interior and a location in one of the area's most sought after roads. Worcester Park high street is within easy reach and offers a variety of shops and restaurants, plus a mainline station providing fast and frequent services into central London.

The accommodation comprises two large reception rooms, a recently fitted kitchen, useful utility room with WC, three well-proportioned double bedrooms and a spacious family bathroom. The décor throughout is crisp and neutral making the most of the natural light, whilst the flowing open-plan layout from the dining room through to the kitchen provides the ideal space for family time or entertaining. Features include large bay windows, wide patio doors from the dining room onto the garden, attractive modern kitchen units with integrated appliances, fitted wardrobes in the bedrooms and a pretty stained glass window to the stairwell.

Outside to the front, the driveway offers access to the garage plus plenty of off street parking. The rear garden is a good size, extending to approximately 85ft, and is mainly laid to lawn with surrounding trees and shrubs. An area of patio is set off the back of the house and is ideal for outdoor socialising and relaxing.

In summary this is the perfect home for both commuters and families. For those requiring trains, there are stations within half a mile at Malden Manor and Worcester Park, whilst parents have the choice of several schools within the borough.



ACCOMMODATION

Entrance Porch

Entrance Hall

Living Room - 14'3" x 11'9" max (4.34m x 3.58m max)

Dining Room - 12'9" x 11'8" max (3.89m x 3.56m max)

Kitchen - 14'9" x 8'7" max (4.5m x 2.62m max)

Utility Room/WC

Bedroom - 14'9" x 11' max (4.5m x 3.35m max)

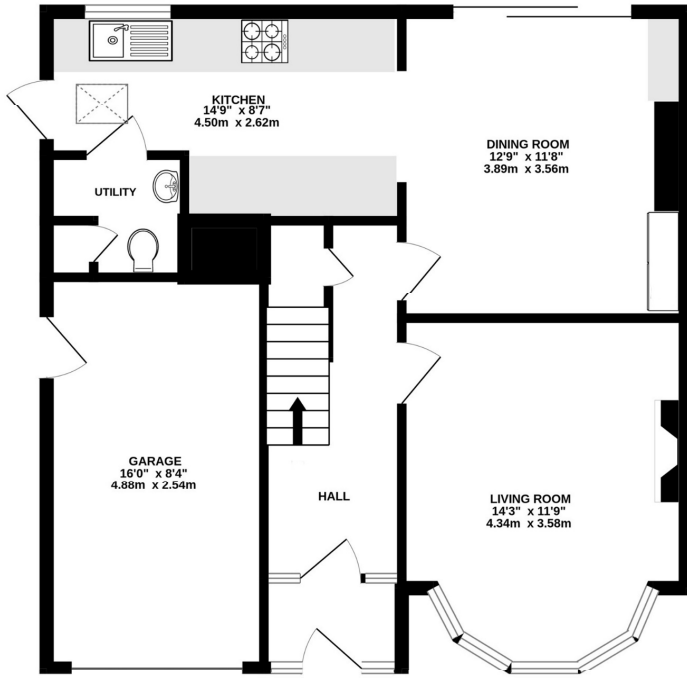
Bedroom - 12'9" x 11' max (3.89m x 3.35m max)

Bedroom - 9'1" x 8'7" max (2.77m x 2.62m max)

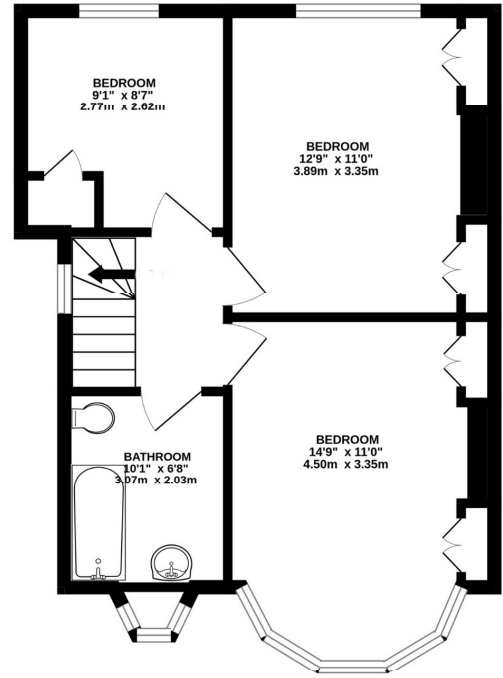
Bathroom - 10'1" x 6'8" max (3.07m x 2.03m max)

Garden - Approx. 85ft





GROUND FLOOR



FIRST FLOOR

Highdown, Worcester Park KT4 7JB
 INTERNAL FLOOR AREA (APPROX.) 1155 sq ft/ 107.3 sq m
 Garden extends to 85' (25.9m) approx.



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		89
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

