



EBBISHAM ROAD, WORCESTER PARK, KT4
£750,000 FREEHOLD

A SUBSTANTIAL, THREE DOUBLE BEDROOM FAMILY HOME SET WITHIN A SOUGHT AFTER ROAD AND OFFERING SIGNIFICANT SCOPE FOR EXTENSION (STPP)

Winkworth

Worcester Park Office | 020 8335 5555 | worcesterpark@winkworth.co.uk

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See things differently



AT A GLANCE

- 3 Bedrooms
- Living Room
- Dining Room
- Breakfast Room
- Kitchen
- Utility Room
- Cloakroom/WC
- Bathroom with Separate WC
- Garden Approx. 115ft
- Garage
- Council Tax Band E
- EPC Rating E

DESCRIPTION

This substantial three bedroom semi-detached family home is located on a sought-after road within easy reach of Worcester Park town centre with its wide range of shops, restaurants and amenities, including Worcester Park's Zone 4 mainline rail station. Numerous well-regarded schools are also close by, including Dorchester Primary School, St Cecilia's Catholic Primary School and Cheam High School. The area is also widely recognised for its grammar schools, including The Nonsuch High School for Girls and Sutton Grammar.

The property was originally built as one of the 'show homes' for the area when construction took place in the early 1930's. As such, the property benefits from a larger footprint than many similar homes in the area, resulting in larger than average room sizes and living space. Since then, the property has been extended on the ground floor and now features two large reception rooms, a breakfast room and a spacious fitted kitchen with separate utility area. Upstairs, the property offers three double bedrooms, two with built in storage, along with a family bathroom and separate WC.

Outside to the rear, the property benefits from a large rear garden, extending to approximately 115 feet. To the front, a driveway provides plenty of off street parking whilst providing access to the garage.

The property offers significant scope for further extension, subject to the usual planning consents.

No onward chain.



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ACCOMMODATION

Entrance Porch

Reception Hall

Living Room - 15' x 13' max (4.57m x 3.96m max)

Dining Room - 15'8" x 11'3" max (4.78m x 3.43m max)

Breakfast Room - 10' x 9' max (3.05m x 2.74m max)

Kitchen - 17' x 11'7" max (5.18m x 3.53m max)

Utility Room - 10'4" x 8'11" max (3.15m x 2.72m max)

Cloakroom/WC

Bedroom - 16' x 12' max (4.88m x 3.66m max)

Bedroom - 14'6" x 12' max (4.42m x 3.66m max)

Bedroom - 10' x 7' max (3.05m x 2.13m max)

Bathroom - 7'4" x 7'1" max (2.24m x 2.16m max)

Separate WC

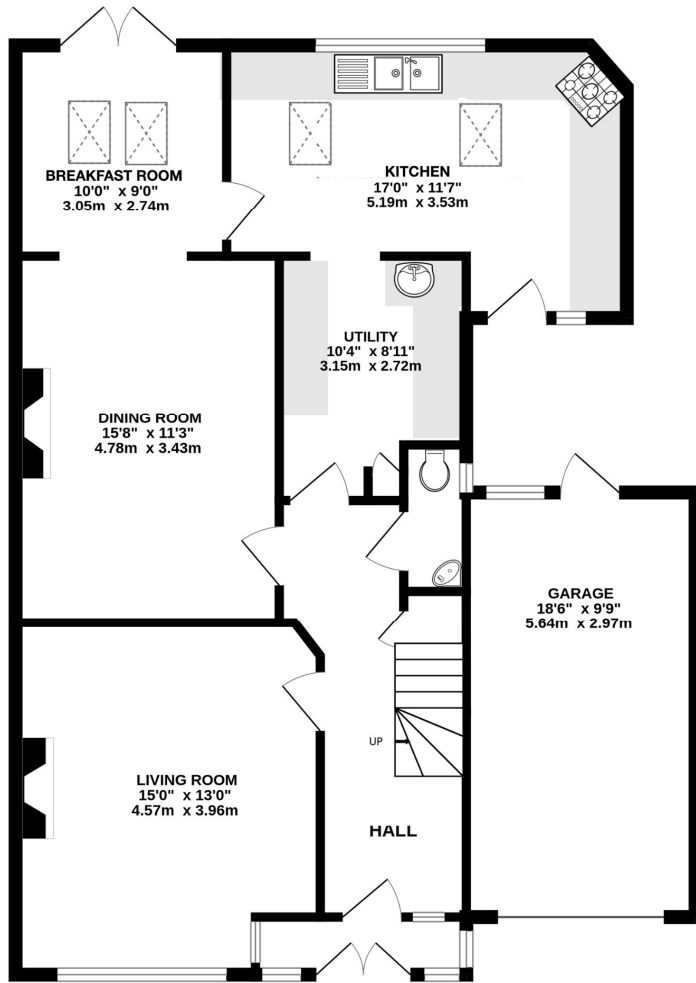
Garage - 18'6" x 9'9" max (5.64m x 2.97m max)

Garden - Approx. 115ft

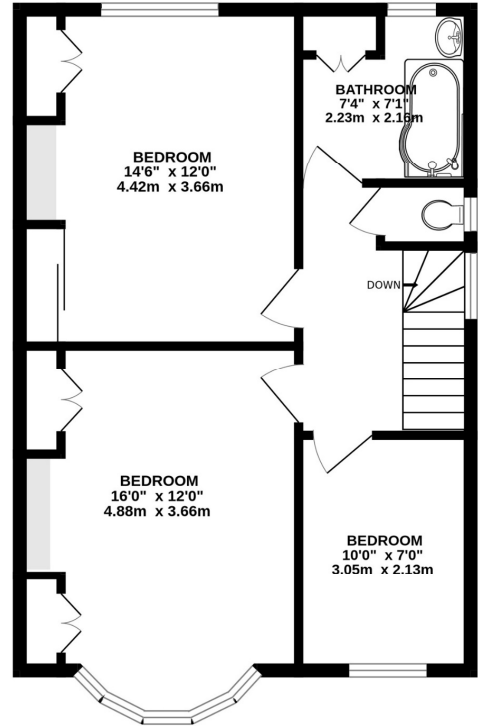
**Ebbisham Road,
Worcester Park KT4 8NE**

INTERNAL FLOOR AREA
(APPROX.) 1560 sq ft/ 145.0 sq m

Garden extends to 115' (35.0m) approx.



GROUND 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 © 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	
(69-80) C	75
(55-68) D	
(39-54) E	49
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	

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