



**BEVERLEY ROAD, WORCESTER PARK, KT4**

**£499,950 FREEHOLD**

**A WELL-KEPT DETACHED BUNGALOW SITUATED ON A SOUGHT-AFTER ROAD BENEFITTING FROM SPACIOUS ROOM SIZES THROUGHOUT AND SOUTHERLY ASPECT REAR GARDEN**

**Winkworth**

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[winkworth.co.uk](http://winkworth.co.uk)

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## AT A GLANCE

- No Onward Chain
- 2 Double Bedrooms
- Reception Hall
- Living Room
- Kitchen/Diner
- Lean-To/Utility
- Cloakroom/WC
- Family Bathroom
- Garden approx. 40ft
- Off Street Parking
- Council Tax Band E
- EPC Rating D

## DESCRIPTION

This spacious detached bungalow is situated in a sought-after road and features two double bedrooms, plenty of off-street parking and a secluded well-kept rear garden.

The property is located within easy reach of Worcester Park high street, which provides a variety of amenities, including shops, bars, restaurants, Worcester Park's Zone 4 train station and several bus routes to surrounding areas.

Numerous well-regarded schools are close by including Dorchester Primary School, Cheam Common Infant's and Junior Academy's and Cheam High School.

The accommodation comprises a reception hall with built-in storage, a large living and dining room with feature fireplace, a spacious kitchen diner, a lean to/utility, two double bedrooms, a family bathroom and a further cloakroom/WC.

Externally, the Southerly aspect rear garden is mostly laid to lawn with surrounding trees and high fencing, whilst to the front there are two paved areas providing off street parking and a pretty garden partly laid to lawn with mature planting.

No onward chain.





## ACCOMMODATION

### Entrance Hall

**Reception** - 7'11" x 7' max (2.41m x 2.13m max)

**Living Room** - 20'1" x 13'1" max (6.12m x 4m max)

**Kitchen/Diner** - 12'10" x 10' max (3.9m x 3.05m max)

**Lean-to/Utility** - 13'2" x 9'5" max (4.01m x 2.87m max)

### Cloakroom/WC

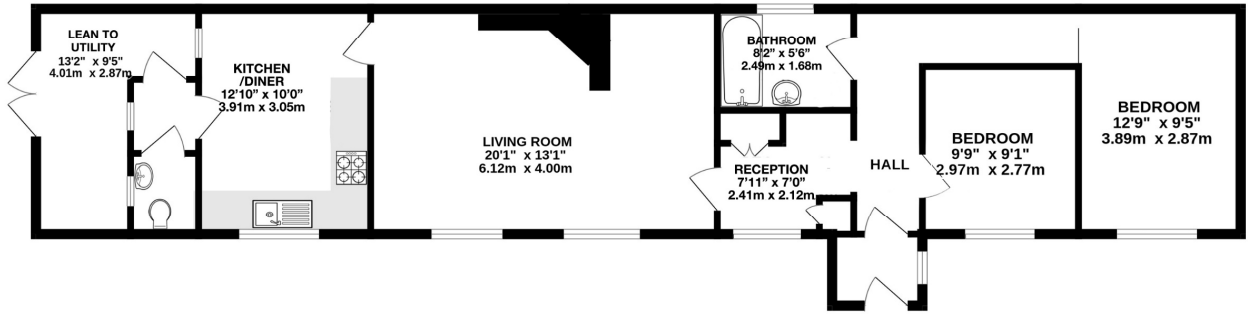
**Bedroom** - 12'9" x 9'5" max (3.89m x 2.87m max)

**Bedroom** - 9'9" x 9'1" max (2.97m x 2.77m max)

**Bathroom** - 8'2" x 5'6" max (2.5m x 1.68m max)

**Garden** - Approx. 40ft

**Off Street Parking**



**Beverley Road, Worcester Park KT4 8LX**  
 INTERNAL FLOOR AREA (APPROX.) 935 sq ft/ 86.8 sq m  
 Including Lean To Utility  
 Garden extends to 40' (12.19m) 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 © 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

