



**CONRAD DRIVE, WORCESTER PARK, KT4
OFFERS OVER £400,000 FREEHOLD**

**A LOVELY TWO DOUBLE BEDROOM FAMILY HOME
BENEFITTING FROM OFF STREET PARKING AND A
PRETTY REAR GARDEN**

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



AT A GLANCE

- 2 Bedrooms
- Entrance Porch
- Living Room
- Dining Room/Kitchen
- Bathroom
- Garden Approx. 45ft
- Off Street Parking
- No Onward Chain
- EPC Rating D
- Council Tax Band C

DESCRIPTION

A lovely two double bedroom property located close to Worcester Park high street and railway station and benefitting from off street parking and a pretty rear garden.

The area boasts well-regarded education facilities including Dorchester Primary School and St Cecilia's Catholic Primary School. Families will benefit from lots of amenities such as leisure centres, cricket clubs, parks, and bus routes to surrounding areas.

Accommodation includes a large living room, dining room, galley kitchen, two double bedrooms and the family bathroom.

Externally, the rear garden is high fence enclosed and is mostly laid to lawn with decking and patio area, whilst to the front of the property, there is a driveway for off street parking.

The property benefits from no onward chain and scope for extension subject to the usual planning consents.



ACCOMMODATION

Entrance Porch

Living Room - 18'6" x 9'4" Max (5.64m x 2.84m Max)

Dining Room/Kitchen - 16'7" x 14'7" Max (5.05m x 4.45m Max)

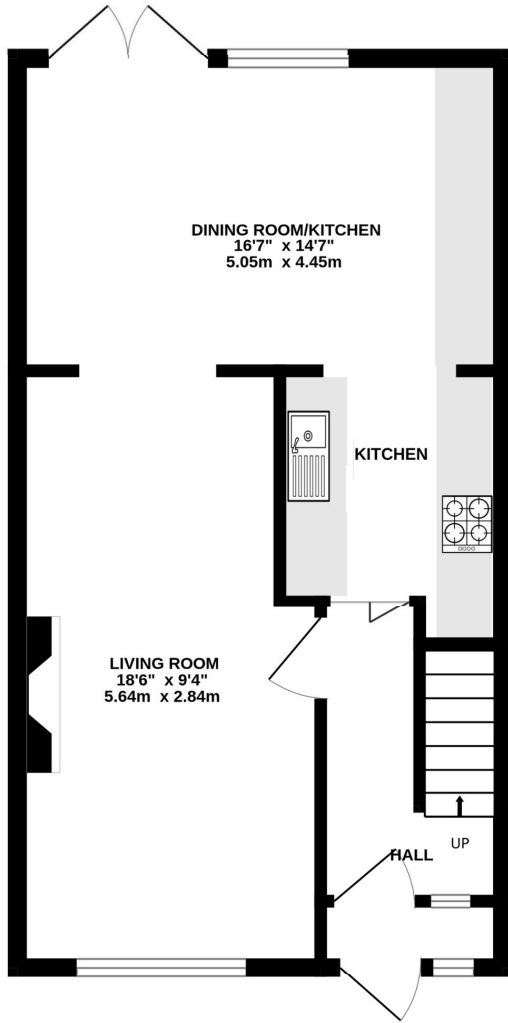
Bedroom - 12'8" x 9'10" Max (3.86m x 3m Max)

Bedroom - 9'3" x 8'7" Max (2.82m x 2.62m Max)

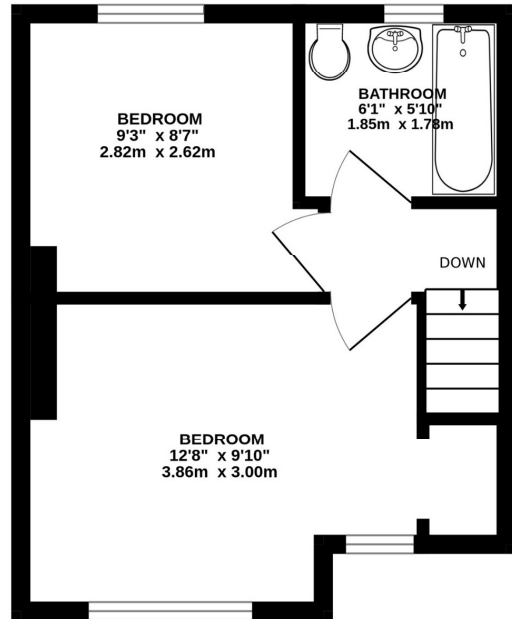
Bathroom - 6'1" x 5'10" (1.85m x 1.78m)



**Conrad Drive,
Worcester Park KT4 8PR**
INTERNAL FLOOR AREA
(APPROX.) 702 sq ft/ 65.22 sq m
Garden extends to 45' (13.72m) approx.



GROUND FLOOR



FIRST FLOOR



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		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	