



HAMPTON ROAD, WORCESTER PARK, KT4
£465,000 SHARE OF FREEHOLD

**A SUPERB TWO DOUBLE BEDROOM GROUND FLOOR
MAISONETTE WITHIN WALKING DISTANCE OF THE
HIGH STREET AND ZONE 4 TRAIN STATION**

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AT A GLANCE

- Share of Freehold
- Two Double Bedrooms
- Stunning Open Plan Living Space
- Modern Fitted Kitchen
- Luxury Bathroom
- Landscaped Garden
- Bi-Folding Doors
- Permit Parking
- Walking Distance of Station
- Easy Reach of Shops and Restaurants
- Council Tax Band C
- EPC Rating D

DESCRIPTION

A beautifully refurbished two double bedroom maisonette set on the ground floor of an attractive period property and featuring direct access to a private rear garden, a stunning living/dining room with bi-fold doors to the patio and a contemporary fitted kitchen. The property is located within walking distance of Worcester Park Zone 4 railway station, the high street and well-regarded schools.

The accommodation comprises entrance hall, kitchen with breakfast bar, living room with space for dining, two well-proportioned double bedrooms and a luxury bathroom with bath and separate shower cubicle. The owners have decorated throughout with a lovely subtle colour palette and have made the most of the space with fitted cupboards and wardrobes.

Particular features include the full width bi-folding doors, skylight in the living area, the contemporary kitchen with integrated appliances, deco style door from the entrance hall, attractive flooring throughout and large bay window to the front bedroom.

Externally, the garden is high fence enclosed for privacy and has been landscaped with a large patio and lawned area providing the ideal space for outside dining and relaxing. There is also useful side access via a gate from the front of the property.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 14'3" x 11'1" max (4.34m x 3.38m max)

Kitchen - 11' x 9'2" max (3.35m x 2.8m max)

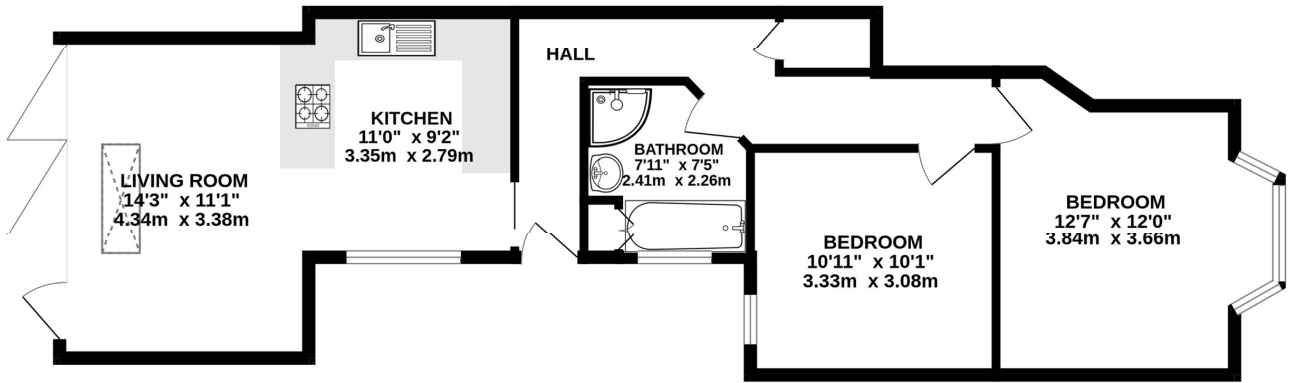
Bedroom - 12'7" x 12' max (3.84m x 3.66m max)

Bedroom - 10'11" x 10'1" max (3.33m x 3.07m max)

Bathroom - 7'11" x 7'5" max (2.41m x 2.26m max)

Garden - Approx. 38ft





GROUND FLOOR MAISONETTE

Hampton Road, Worcester Park KT4 8EU
 INTERNAL FLOOR AREA (APPROX.) 690 sq ft/ 64.0 sq m
 Garden extends to 38' (11.58m) approx.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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