



**WASHINGTON ROAD, WORCESTER PARK, KT4**  
**OIEO £490,000 FREEHOLD**

**A BEAUTIFULLY PRESENTED VICTORIAN COTTAGE LOCATED  
JUST A SHORT DISTANCE FROM THE TOWN CENTRE, TRAIN  
STATION AND SEVERAL WELL-REGARDED SCHOOLS**



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



## AT A GLANCE

- Beautifully Presented
- 2 Double Bedrooms
- Entrance Hall
- Living Room
- Dining Room
- Modern Fitted Kitchen
- Upstairs Bathroom
- Garden approx. 80ft
- Well-Regarded Local Schools
- Walking Distance of Station
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

This beautifully presented, two double bedroom period cottage has been renovated throughout in a contemporary style and features a gorgeous upstairs family bathroom, an open-plan living space and an 80ft approx. South West facing rear garden.

The property is situated in an ultra-convenient location, close to Worcester Park high street and Worcester Park train station. Services from the station provide fast and frequent services into London Waterloo whilst the high street offers a variety of shops, supermarkets, bars, restaurants and bus routes to surrounding areas. Numerous well-regarded schools are nearby including Dorchester Primary, Green Lane Primary and Nursery and Cheam Common Infant's and Junior's.

The accommodation consists of a useful entrance hall, an open plan front aspect living room with bay window, feature fireplace and plantation shutters and dining room with a further feature fireplace, a modern fitted kitchen with access door to the rear garden, two double bedrooms and the family bathroom.

Externally, the well-kept rear garden is high fence enclosed offering privacy and includes two patio areas, one off the back of the house and another at the end of the garden, providing plenty of space for outside dining and socialising.



## ACCOMMODATION

Entrance Hall

Living Room - 12' x 9'4" max (3.66m x 2.84m max)

Dining Room - 13'8" x 12'4" max (4.17m x 3.76m max)

Kitchen - 8'1" x 8'1" max (2.46m x 2.46m max)

Bedroom - 13'9" x 9'10" max (4.2m x 3m max)

Bedroom - 12'5" x 8'1" max (3.78m x 2.46m max)

Bathroom - 8'1" x 8' max (2.46m x 2.44m max)

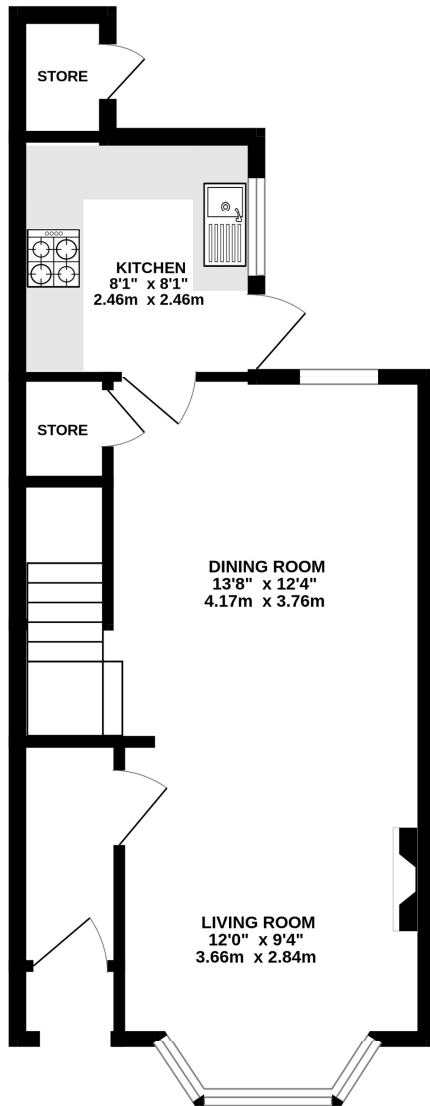
Garden - Approx. 80ft



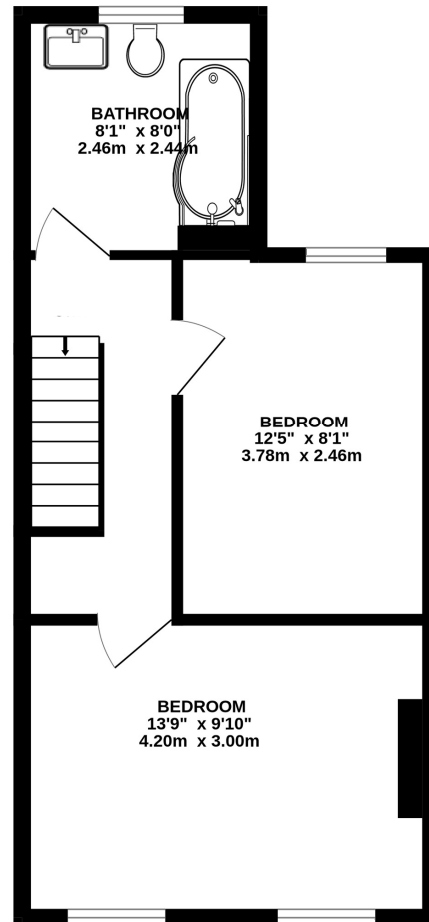
# Washington Road, Worcester Park KT4 8JJ

INTERNAL FLOOR AREA (APPROX.) 775 sq ft/ 72.0 sq m

Garden extends to 80' (24.38m) 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 © 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

