



WASHINGTON ROAD, WORCESTER PARK, KT4
£625,000 FREEHOLD

**A LARGER THAN AVERAGE THREE BEDROOM
PROPERTY LOCATED JUST A SHORT DISTANCE FROM
THE TOWN CENTRE AND TRAIN STATION**

Winkworth

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AT A GLANCE

- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Utility Room plus Downstairs WC
- Upstairs Bathroom
- Garden Approx. 60ft
- Walking Distance of Zone 4 Station
- Well-Regarded Local Schools
- Council Tax Band E
- EPC Rating D

DESCRIPTION

A larger than average and very well presented three bedroom period home featuring two reception rooms, a spacious modern kitchen, downstairs WC, upstairs family bathroom, study area and a good sized garden. The location is ideal for both families and commuters with well-regarded local schools and Worcester Park Zone 4 station within walking distance.

The accommodation comprises front living room with beautiful feature fireplace, dining room overlooking the garden, a well-proportioned kitchen with space for a double range oven, utility area with WC, two double bedrooms, a third single bedroom, large family bathroom and study zone off the landing.

The property is beautifully presented throughout with a modern decorative flair contrasting perfectly with the period features including attractive fireplaces, high ceilings and coved cornicing. The layout is ideal for everyday family living with benefits such as the utility and study areas.

Externally, the circa 60ft rear garden is high fence enclosed for privacy and mainly laid to lawn. Two areas of patio, one at the end of the garden and the other set off the kitchen and dining room, provide the ideal space for relaxing, entertaining and dining.

Locally, the area has much to offer including a comprehensive high street with coffee shops, restaurants and supermarkets and the train station providing fast and frequent services into central London. Education in the borough is highly regarded and includes nearby primary and high schools plus grammar schools at Cheam, Sutton and Kingston.



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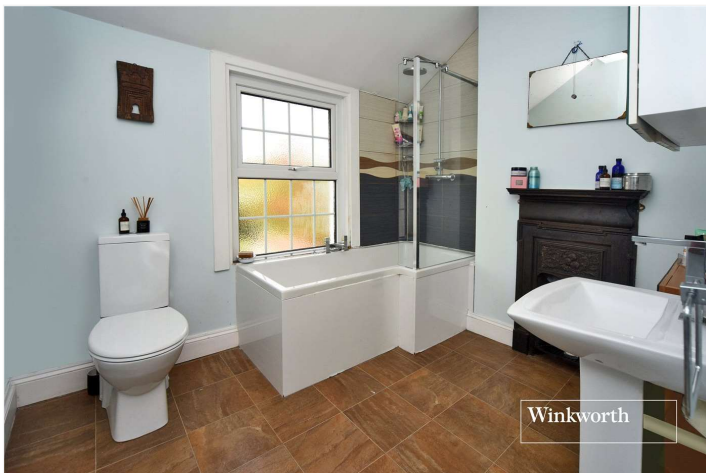
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ACCOMMODATION

Entrance Hall

Living Room - 15'9" x 12'11" max (4.8m x 3.94m max)

Dining Room - 12' x 9'8" max (3.66m x 2.95m max)

Kitchen - 12'3" x 9'1" max (3.73m x 2.77m max)

Utility Room

Downstairs WC

Bedroom - 15'4" x 12'6" max (4.67m x 3.8m max)

Bedroom - 11'7" x 9'10" max (3.53m x 3m max)

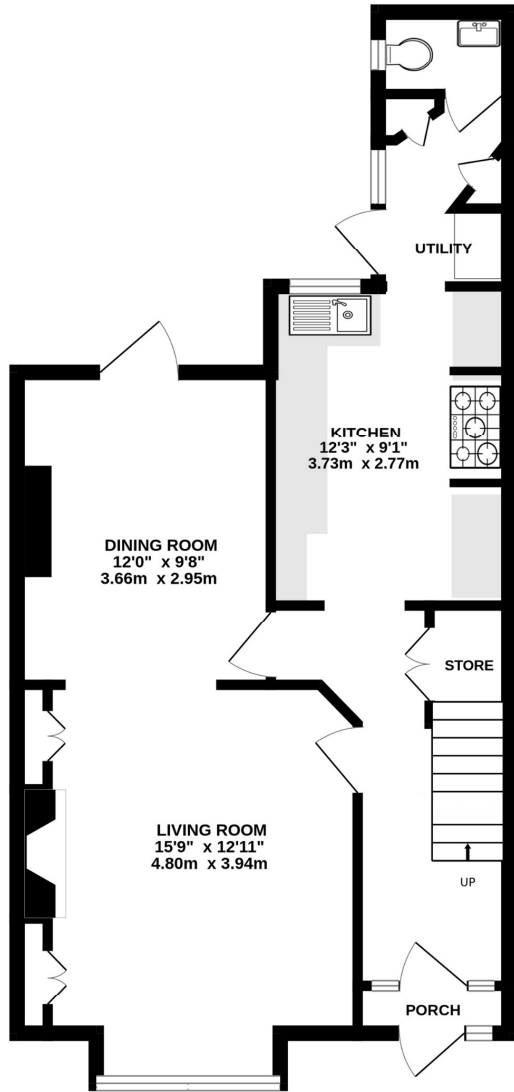
Bedroom - 7'4" x 6'10" max (2.24m x 2.08m max)

Bathroom - 12'4" x 9' max (3.76m x 2.74m max)

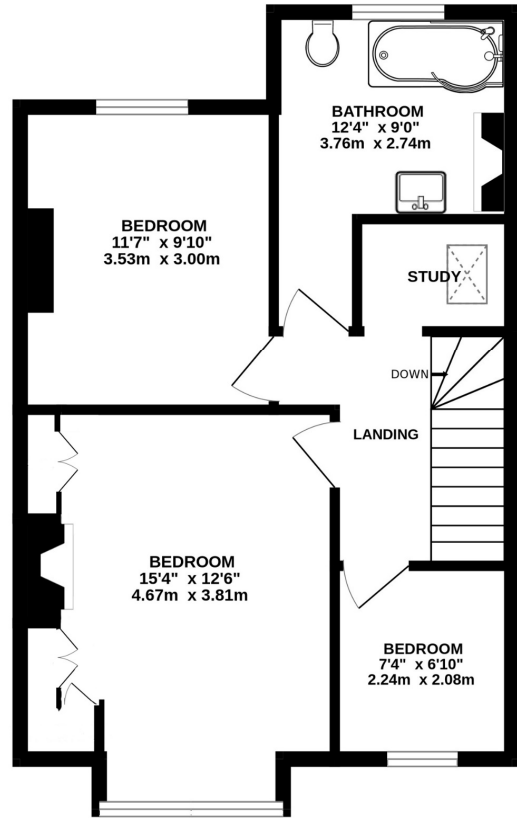
Study Area

Garden - Approx. 60ft

Washington Road,
 Worcester Park KT4 8JG
 INTERNAL FLOOR AREA
 (APPROX.) 1075 sq ft/ 100.0 sq m
 Garden extends to 60' (18.28m) approx.



GROUND FLOOR



FIRST FLOOR

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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		86
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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