



**FAIRFORD GARDENS, WORCESTER PARK, SURREY, KT4**  
**OIEO £575,000 FREEHOLD**

**A WELL-PRESENTED FOUR BEDROOM END OF  
TERRACE FAMILY HOME LOCATED IN A POPULAR  
ROAD CLOSE TO SEVERAL TRANSPORT LINKS**

**Winkworth**

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## AT A GLANCE

- No Onward Chain
- Four Bedrooms
- Living Room
- Dining Room
- Kitchen
- Family Bathroom
- En-Suite Shower Room
- Garden Approx. 65ft
- Off Street Parking
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

A well-presented four bedroom family home benefitting from an extremely large loft bedroom with en-suite, two spacious reception rooms and a good-sized rear garden. The property is located close to both Worcester Park high street and Stoneleigh Broadway. Both town centres offer a wide variety of shops, restaurants and amenities including rail services into central London. Numerous well-regarded schools are close by including Cuddington Community Primary School, The Mead Infant and Nursery School and Auriol Junior School.

The accommodation starts with a useful entrance porch leading into the hallway and continues with a living room featuring attractive bay window overlooking the front aspect, a dining room with patio doors onto the garden and a fitted galley kitchen. On the first floor, there are two double bedrooms, both with fitted wardrobes, a good sized third single bedroom and the family bathroom. On the second floor, the Principal bedroom has a large ensuite shower room/WC and lots of natural light coming from Velux style windows.

Outside, the front has hard standing for off street parking and a gate provides side access to the back garden which extends to approx. 65ft and is mostly laid to lawn with mature planting.





## ACCOMMODATION

**Entrance Hall**

**Living Room - 17'1" x 11'5" max (5.2m x 3.48m max)**

**Dining Room - 12'5" x 9'11" max (3.78m x 3.02m max)**

**Kitchen - 9'6" x 6'9" max (2.9m x 2.06m max)**

**Bedroom - 17'1" x 11'1" max (5.2m x 3.38m max)**

**Bedroom - 12'6" x 10' max (3.8m x 3.05m max)**

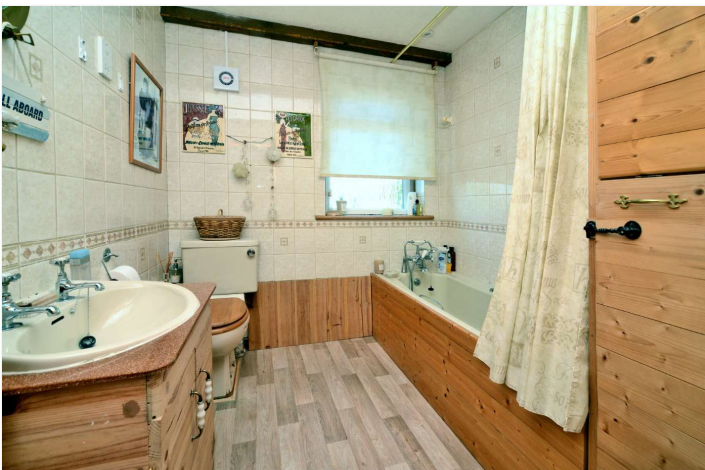
**Bedroom - 9'2" x 5'10" max (2.8m x 1.78m max)**

**Family Bathroom - 8'2" x 7'2" max (2.5m x 2.18m max)**

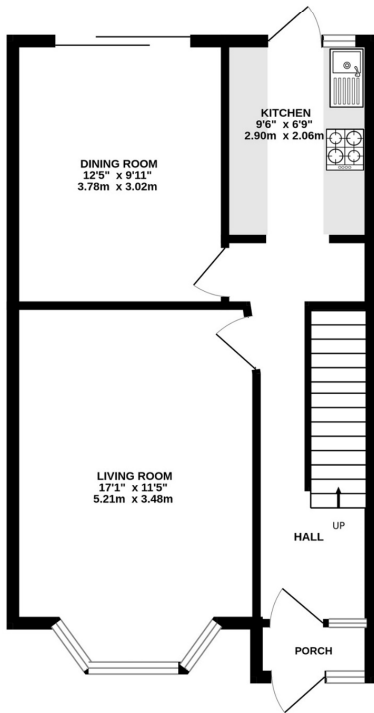
**Second Floor Bedroom - 23' x 14' max (7m x 4.27m max)**

**En-Suite - 8' x 6' max (2.44m x 1.83m max)**

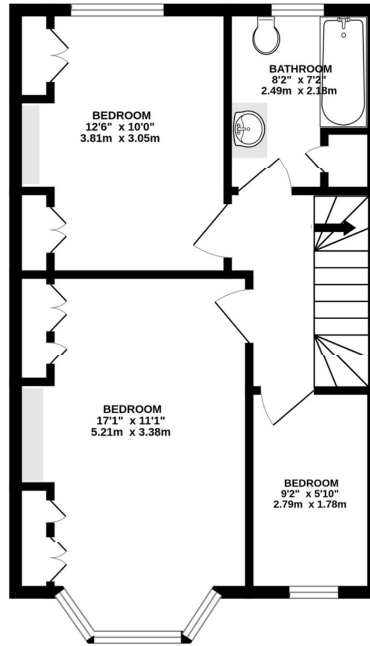
**Garden - Approx. 65ft**



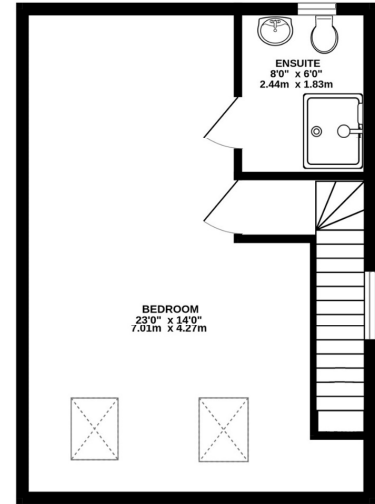
Fairford Gardens, Worcester Park KT4 7BJ  
 INTERNAL FLOOR AREA (APPROX.) 1345 sq ft/ 125.0 sq m  
 Garden extends to 65' (19.81m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</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	

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