



CHURCH ROAD, WORCESTER PARK, KT4
£425,000 FREEHOLD

**A UNIQUE CHARACTER PROPERTY SET IN A POPULAR
LOCATION CLOSE TO WORCESTER PARK HIGH STREET**

Winkworth

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See things differently



AT A GLANCE

- No Onward Chain
- 2 Bedrooms
- Living/Dining Room
- Kitchen with Breakfast Bar
- Utility Room
- Downstairs Bathroom
- Upstairs WC
- Garden Approx. 100ft
- Garage
- Off Street Parking
- Council Tax Band C
- EPC Rating D

DESCRIPTION

A truly unique property, full of character and charm, featuring a wonderful 100ft rear garden, off-street parking and garage to the rear. The property is located within easy reach of Worcester Park and New Malden, both offering a variety of shops, bars and restaurants plus railway stations providing fast and frequent services into Central London. The property is set in the area of 'Old Malden' which has a small row of shops, a couple of restaurants, a well-kept green and numerous bus routes to surrounding areas.

The accommodation on the ground floor consists of a useful entrance porch, a spacious kitchen with breakfast bar and utility room, downstairs bathroom with walk-in shower and a living/dining room benefitting from several beautiful features including brick-built fireplace, wooden beams to the ceiling and bay window. Upstairs, there are two bedrooms, both featuring built-in wardrobes, and a separate WC.

Externally, the well-maintained garden has mature planting including fruit trees and extends to approximately 100ft. An area of patio is the ideal spot for outside dining. At the end of the garden, an access gate leads you to the garage and a paved area for off street parking.

The property is flying freehold, for more information please enquire for further details.



ACCOMMODATION

Entrance Porch

Living/Dining Room - 17' x 14'1" max (5.18m x 4.3m max)

Kitchen - 11'9" x 9'2" max (3.58m x 2.8m max)

Utility Room

Downstairs Bathroom - 8'5" x 7'5" max (2.57m x 2.26m max)

Bedroom - 19'9" x 10' max (6.02m x 3.05m max)

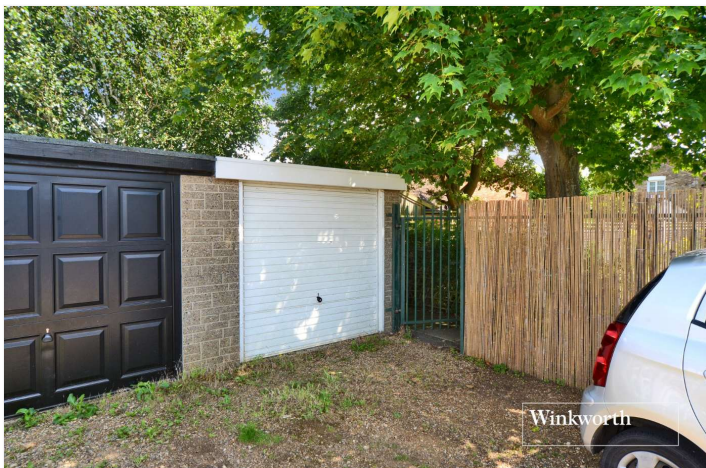
Bedroom - 16'6" x 6' max (5.03m x 1.83m max)

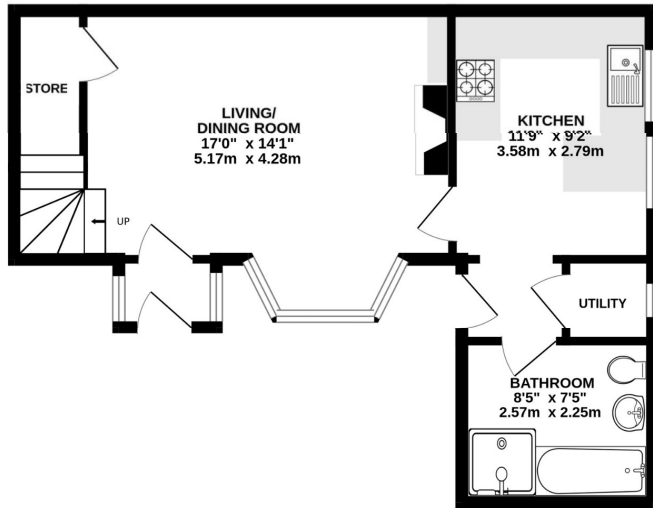
Upstairs WC

Garden - Approx. 100ft

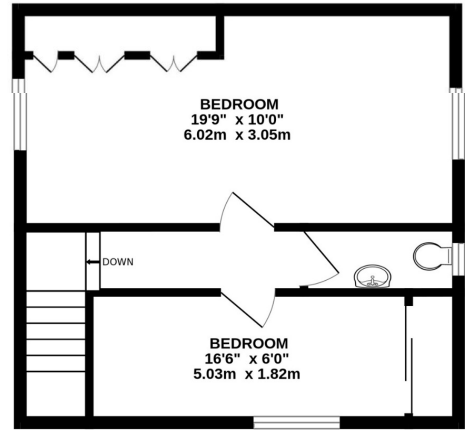
Garage - 16'1" x 8'7" max (4.9m x 2.62m max)

Off Street Parking

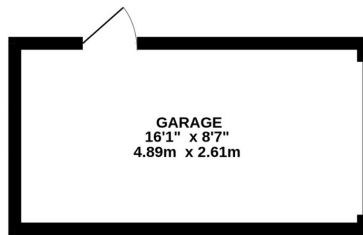




GROUND FLOOR



FIRST FLOOR



Church Road, Worcester Park KT4 7RA
 INTERNAL FLOOR AREA (APPROX.) 850 sq ft/ 79.0 sq m
 Excluding Garage

Garden extends to 100' (30.5m) approx.

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.

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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 | | |
| (69-80) | C | | 81 |
| (55-68) | D | 58 | |
| (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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