



CHURCH ROAD, WORCESTER PARK, KT4
£750,000 FREEHOLD

**A SUBSTANTIAL FOUR/FIVE BEDROOM FAMILY HOME
IDEALLY LOCATED CLOSE TO MALDEN MANOR TRAIN
STATION AND SEVERAL WELL-REGARDED SCHOOLS**



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

winkworth.co.uk

See things differently



AT A GLANCE

- No Onward Chain
- 4/5 Bedrooms
- Living Room
- Family Room
- Kitchen/Diner
- Utility Room
- Home Office/ Bedroom 5
- Family Bathroom
- Separate Shower
- Garden approx. 50ft
- Council Tax Band F
- EPC Rating C

DESCRIPTION

A substantial four/five bedroom semi-detached family home benefitting from spacious room sizes throughout, off street parking for several cars and a convenient location, close to numerous transport links including Malden Manor and Worcester Park train stations and several bus routes to surrounding areas.

The area boasts well-regarded education facilities including Malden Parochial CofE Primary School, Malden Manor Primary and Nursery School and Richard Challoner School. Families will benefit from lots of amenities such as leisure centres, cricket clubs, parks and a variety of shops and restaurants in Worcester Park high street.

The accommodation on the ground floor comprises a spacious entrance hall, a large front aspect living room with bay window, an open-plan kitchen and dining/family room, a utility room, downstairs WC and the fifth bedroom/home office. On the first floor, there are three double bedrooms, a generous sized single bedroom, a family bathroom, and a separate shower room. The property offers further scope for extension subject to the usual planning consents.

Externally, the well-kept circa 50ft rear garden is high fence enclosed with mature trees and shrubs and includes a large patio area ideal for outside dining and socialising. To the front of the property, there is a good-sized driveway and side access.



Winkworth



Winkworth



Winkworth



Winkworth



Winkworth



Winkworth

ACCOMMODATION

Entrance Hall

Living Room - 15' x 13' max (4.57m x 3.96m max)

Family Room - 14'11" x 11'8" max (4.55m x 3.56m max)

Kitchen/Diner - 11'11" x 11'4" max (3.63m x 3.45m max)

Utility Room - 6'6" x 6' max (1.98m x 1.83m max)

Office - 8'6" x 8'5" max (2.6m x 2.57m max)

Downstairs WC

Bedroom - 14'9" x 12'11" max (4.5m x 3.94m max)

Bedroom - 15' x 13' max (4.57m x 3.96m max)

Bedroom - 15'10" x 8'8" max (4.83m x 2.64m max)

Bedroom - 9'10" x 7' max (3m x 2.13m max)

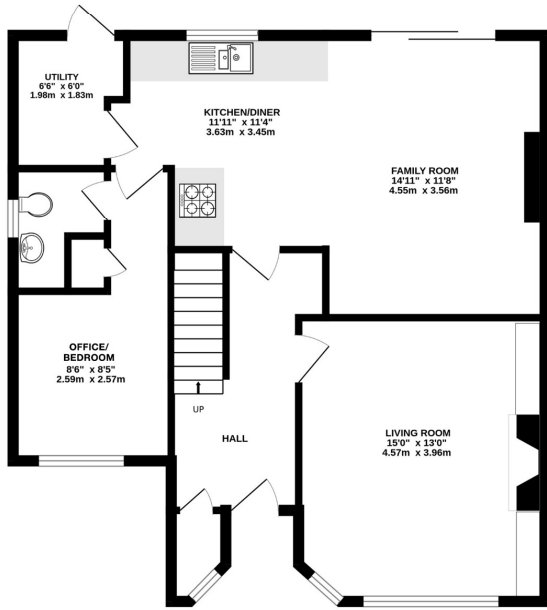
Bathroom - 12' x 7' max (3.66m x 2.13m max)

Separate Shower

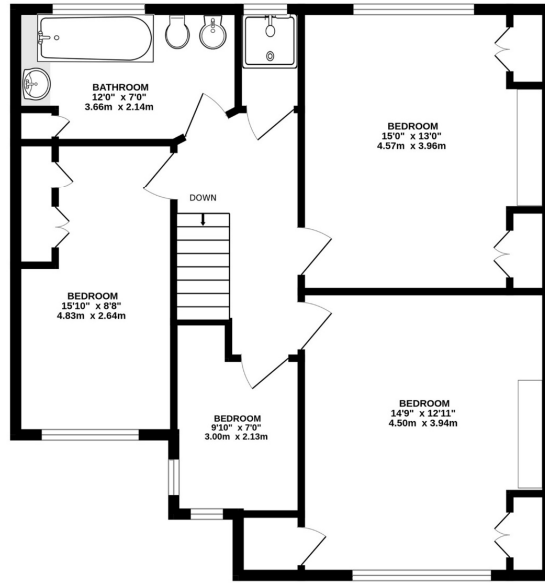
Garden - Approx. 50ft

Off Street Parking

Church Road, Worcester Park KT4 7RW
 INTERNAL FLOOR AREA (APPROX.) 1528 sq ft/ 142.0 sq m
 Garden extends to 100' (30.48m) approx.



GROUND FLOOR



FIRST FLOOR

Winkworth

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+)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Winkworth