



CHURCH ROAD, WORCESTER PARK, KT4
OIEO £550,000 FREEHOLD

**A RECENTLY RENOVATED PROPERTY FULL OF
CHARACTER AND CHARM SITUATED CLOSE TO BOTH
WORCESTER PARK AND NEW MALDEN**

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AT A GLANCE

- Beautifully Presented
- 3 Bedrooms
- Living Room
- Kitchen/Dining Room
- Utility Room
- Downstairs WC
- Shower Room/WC
- En-Suite Shower Room/WC
- Garage
- Garden approx. 132ft
- Easy Reach of Trains into London
- Council Tax Band C
- EPC Rating D

DESCRIPTION

This truly unique, stunning property is full of character and charm and combines contemporary décor and styling with period features throughout. The property has been carefully designed and renovated to suit modern day living and is situated within easy reach of both Worcester Park High Street and New Malden town centre.

The property is set in the area of 'Old Malden' which includes a small row of shops, a couple of restaurants, a well-kept green and numerous bus routes to surrounding areas. Families will benefit from lots of good schools, including Tennis Avenue School and Malden Parochial CofE Primary School.

The accommodation on the ground floor comprises a wonderful open-plan living room/dining area and a gorgeous kitchen with breakfast bar, a utility room/cloakroom with WC and a spacious bedroom with en-suite shower room. On the first floor, there is a double bedroom with built-in storage and a further shower room. There is also a loft room which the current owners use as a bedroom. Externally, the rear garden extends to approximately 132ft and includes a patio area just off the kitchen-diner, providing the ideal space for outdoor dining and socialising with friends and family. At the end of the garden, an access gate leads you to the garage and a paved area for off-street parking.

No Onward Chain



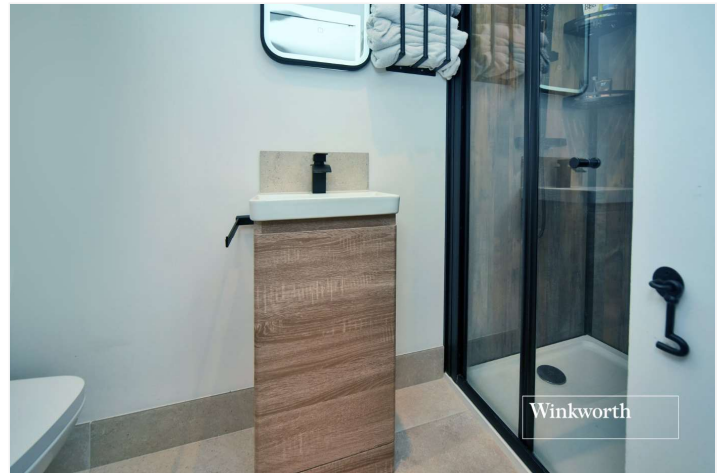
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ACCOMMODATION

Entrance Hall

Living Room - 12'9" x 10' max (3.89m x 3.05m max)

Kitchen/Dining Room - 14'1" x 9' max (4.3m x 2.74m max)

Utility Room

Downstairs WC

Bedroom with En-Suite - 9'8" x 9'3" max (2.95m x 2.82m max)

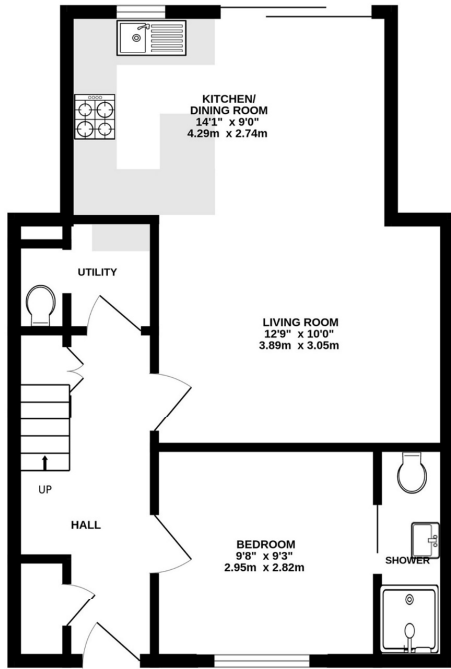
Bedroom - 9'8" x 9' max (2.95m x 2.74m max)

Shower Room/WC

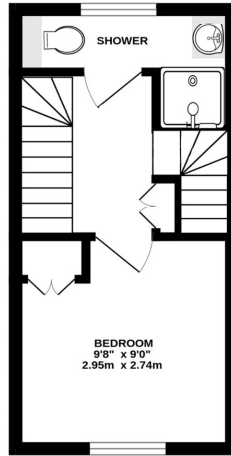
Bedroom - 8'9" x 7'1" max (2.67m x 2.16m max)

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

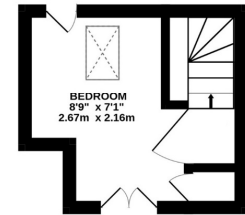
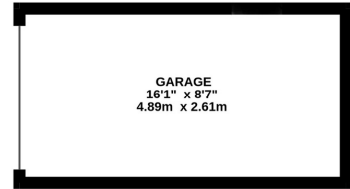
Garden - Approx. 132ft



GROUND FLOOR



FIRST FLOOR



LOFT ROOM

Church Road, Worcester Park KT4 7RA
INTERNAL FLOOR AREA (APPROX.) 764 sq ft/ 71.0 sq - EXCLUDING GARAGE
Garden extends to 132' (40.0m) 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		85
(69-80)	C		
(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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