



INVERESK GARDENS, WORCESTER PARK, KT4

£675,000 FREEHOLD

A TRULY STUNNING FAMILY HOME FEATURING AN OPEN-PLAN KITCHEN DINER, CONTEMPORARY DÉCOR THROUGHOUT AND A SECLUDED SOUTH FACING REAR GARDEN

Winkworth

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See things differently



AT A GLANCE

- 3 Bedrooms
- Beautifully Decorated Throughout
- Living Room
- Open-Plan Kitchen/Dining Room
- Family Room
- Utility Room/Shower Room WC
- Recently Renovated Family Bathroom
- Manageable Rear Garden
- Double Garage
- Council Tax Band D
- EPC Rating D

DESCRIPTION

This beautifully presented family home offers approx. 1370 sq. ft and features a stunning open-plan kitchen diner, a secluded Southerly aspect rear garden and a double garage plus driveway providing plenty of off-street parking.

The property is set close to Stoneleigh Broadway and Worcester Park high street, both offering a variety of shops, restaurants, bus routes to surrounding areas and two railway stations, which provide fast and frequent services into Central London. Several well-regarded schools are nearby including The Mead Infant and Nursery School, Auriol Junior School and Richard Challenor School.

The accommodation on the ground floor comprises a spacious entrance hall, downstairs WC/cloakroom with utility area, a front aspect living room superbly decorated with feature fireplace and large bay window and a gorgeous open-plan kitchen/dining room/family room with bi-folding doors onto the rear garden providing the ideal space for socialising with friends and family. Upstairs, there are two well-proportioned double bedrooms, both featuring fitted wardrobes, a third good sized single bedroom and a recently renovated luxury family bathroom. The property offers further scope for extension subject to the usual planning consents.

Externally, the low maintenance rear garden is high fence and wall enclosed and includes an area of lawn and a large decking ideal for outside dining. At the end of the garden, there is a large double garage accessed via the shared path whilst to the front, the driveway provides off street parking.

No Onward Chain



ACCOMMODATION

Entrance Hall

Living Room - 13'4" x 11'8" max (4.06m x 3.56m max)

Kitchen/Dining Room - 17'3" x 16'2" max (5.26m x 4.93m max)

Family Room - 12' x 10' max (3.66m x 3.05m max)

Utility Room/WC

Bedroom - 12' x 11'6" max (3.66m x 3.5m max)

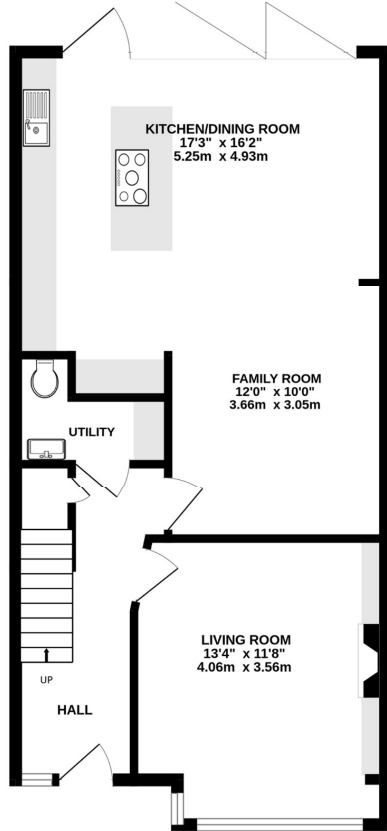
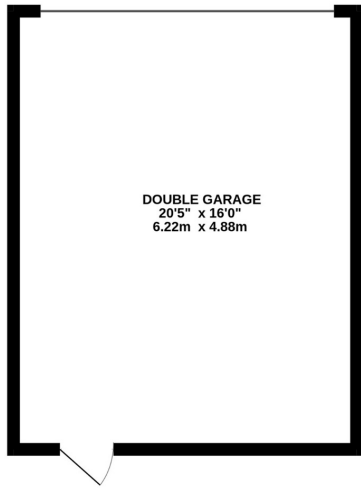
Bedroom - 13'4" x 11'2" max (4.06m x 3.4m max)

Bedroom - 7'9" x 6' max (2.36m x 1.83m max)

Family Bathroom

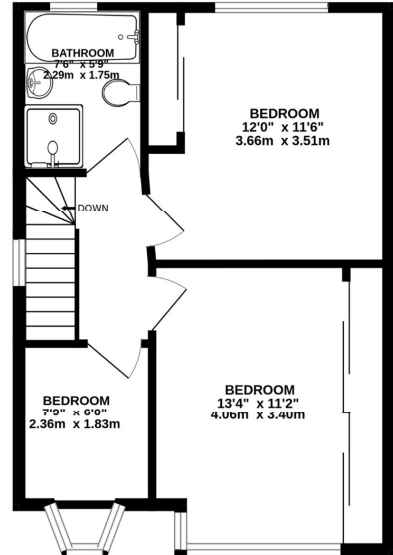
Garden - Approx. 33ft

Double Garage - 20'5" x 16' max (6.22m x 4.88m max)



GROUND FLOOR

**Inveresk Gardens,
Worcester Park KT4 7BB**
INTERNAL FLOOR AREA
(APPROX.) 1370 sq ft/ 127.0 sq m
Including Double Garage
Garden extends to 33' (10.06 m) approx.



FIRST FLOOR



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		81
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

