



WASHINGTON ROAD, WORCESTER PARK, KT4

£279,000 SHARE OF FREEHOLD

A SUPERB GROUND FLOOR MAISONETTE FEATURING A PRIVATE REAR GARDEN SET WITHIN WALKING DISTANCE OF WORCESTER PARK HIGH STREET

Winkworth

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

winkworth.co.uk

See things differently



AT A GLANCE

- Share Of Freehold
- No Onward Chain
- Ground Floor Maisonette
- Private Rear Garden
Approx 45ft
- Side Access
- One Bedroom
- Shower Room
- Living/Dining Room
- Storage
- Close To Worcester Park
Train Station
- Council Tax Band C
- EPC Rating C

DESCRIPTION

This sought after ground floor maisonette features a private rear garden, scope to extend stpp and an ultra-convenient location, set close to Worcester Park high street which provides an array of amenities, including shops, restaurants, bus routes to surrounding areas and Worcester Park Zone 4 train station.

The accommodation comprises an entrance hall with storage cupboard, a front aspect bedroom, modern fitted shower room, a living room overlooking the rear garden and a good-sized galley kitchen.

Externally, the well-maintained rear garden extends to approximately 45ft, is high fence enclosed for privacy and is mostly laid to lawn. The rear garden can be accessed via the kitchen and a side gate via the shared path.

No onward chain



ACCOMMODATION

Entrance Hall

Living/Dining Room - 11'4" x 9'2" Max (3.45m x 2.8m Max)

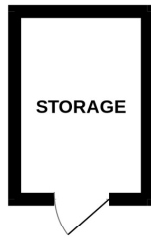
Kitchen - 12'6" x 6'8" Max (3.8m x 2.03m Max)

Bedroom - 11' x 10'1" Max (3.35m x 3.07m Max)

Storage

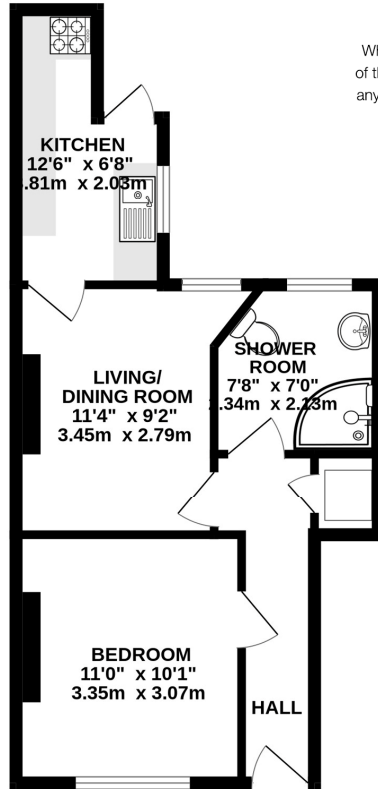
Rear Garden - Approx 45ft





**Washington Road,
Worcester Park KT4 8JH**
INTERNAL FLOOR AREA
(APPROX.) 458 sq ft/ 42.55 sq m
Including Outbuilding

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.



GROUND FLOOR MAISONETTE



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 | | 77 |
| (55-68) | D | 69 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

