



FAIRFORD GARDENS, WORCESTER PARK, SURREY, KT4
£799,950 FREEHOLD

**A BEAUTIFULLY PRESENTED CHALET STYLE SEMI-
DETACHED FAMILY HOME WITH ABUNDANT GROUND
FLOOR LIVING SPACE AND A LANDSCAPED REAR GARDEN**

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AT A GLANCE

- 4 Bedrooms
- Reception Hall/Study
- Living Room
- Kitchen/Dining Room
- Family Room/Fourth Bedroom
- Downstairs Bathroom
- En-Suite Shower
- Utility Room and Store Room
- Garden approx. 75ft
- Off Street Parking
- Council Tax Band E
- EPC Rating D

DESCRIPTION

A gorgeous example of a semi-detached chalet which has been remodelled and extended to create a spacious, contemporary home ideal for modern family life. Of particular note is the stunning kitchen/dining room which extends to approx. 22ft with wide bi-folding doors onto the garden.

The accommodation comprises three double first floor bedrooms serviced by a separate WC off the landing and an en-suite shower room to the front bedroom. The two larger bedrooms benefit from fitted cupboards and some useful eaves storage. Downstairs, the abundant living space includes a front sitting room, a large reception hall currently used as a study, ground floor bathroom, a utility room with sleek fitted units plus an integrated oven, a large store room and the 4th bedroom/family room. The main kitchen/dining room is superb with its attractive Shaker style units, large breakfast island and double skylights.

Externally, the rear garden extends to approx. 75ft and has been landscaped to include a large, flush patio accessed from the bi-fold kitchen doors and a decking area at the end of the garden ideal for outside lounging and dining. To the front, the driveway provides ample off-street parking.

The property is located close to both Worcester Park high street and Stoneleigh Broadway. Both town centres offer a wide variety of shops, restaurants and amenities including rail services into central London. Numerous well-regarded schools are close by including Cuddington Community Primary School, The Mead Infant and Nursery School and Auriol Junior School. Families will benefit from lots of amenities such as leisure centres, cricket clubs, parks and bus routes to surrounding areas.



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ACCOMMODATION

Entrance Hall/Study - 12'10" x 7'6" max (3.9m x 2.29m max)

Living Room - 14'4" x 12'5" max (4.37m x 3.78m max)

Kitchen/Dining Room - 22'6" x 20' max (6.86m x 6.1m max)

Ground Floor Bathroom

Utility Room - 12'2" x 7'2" max (3.7m x 2.18m max)

Family Room - 15'6" x 7'6" max (4.72m x 2.29m max)

Store Room - 8'6" x 7'6" max (2.6m x 2.29m max)

Bedroom - 14'10" x 14'6" max (4.52m x 4.42m max)

En-Suite Shower

Bedroom - 12'6" x 10'6" max (3.8m x 3.2m max)

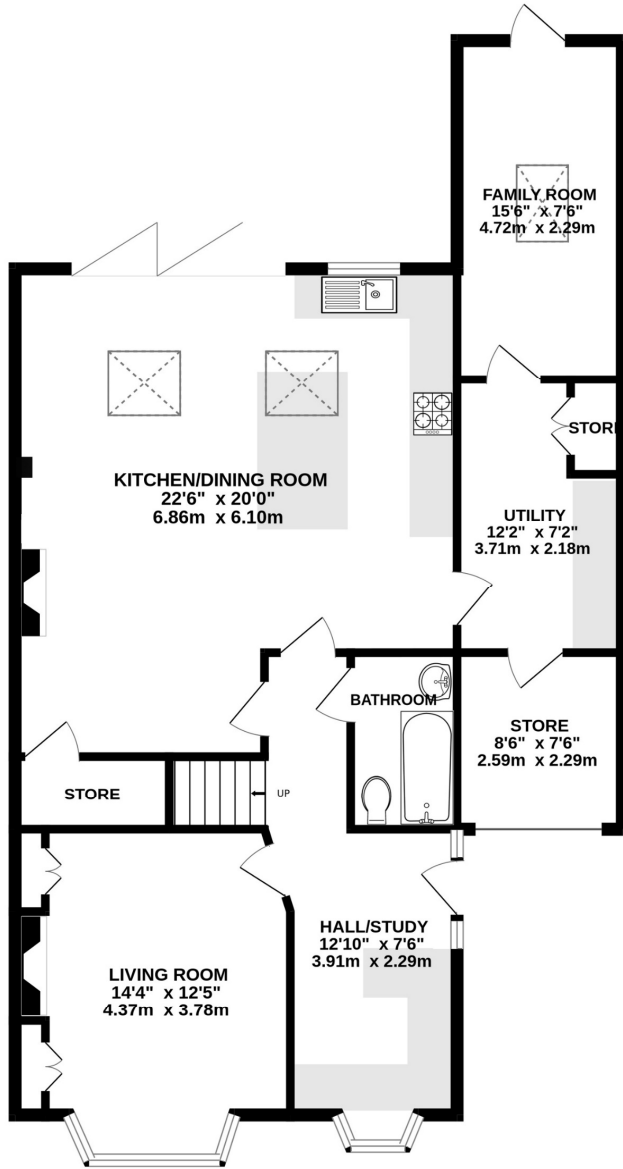
Bedroom - 12'4" x 7'7" max (3.76m x 2.3m max)

Garden - Approx. 75ft

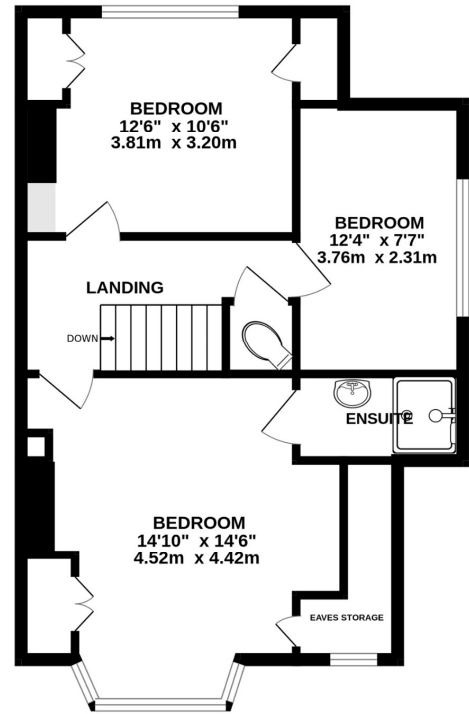
Off Street Parking

**Fairford Gardens,
Worcester Park KT4 7BQ**

INTERNAL FLOOR AREA
(APPROX.) 1615 sq ft/ 150.0 sq m
Garden extends to 75' (22.86m) approx.



GROUND FLOOR



FIRST FLOOR

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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 | | |
| (69-80) | C | | |
| (55-68) | D | 57 | 69 |
| (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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