

**GLYN ROAD, WORCESTER PARK, KT4**  
**£835,000 FREEHOLD**

**A SUBSTANTIAL 3/4 BEDROOM FAMILY HOME  
REFURBISHED THROUGHOUT TO A HIGH STANDARD AND  
OFFERING POTENTIAL FOR FURTHER EXTENSION (STPP)**

**Winkworth**

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## AT A GLANCE

- Potential to Extend (STPP)
- 3/4 Bedrooms
- Modern Family Bathroom
- Luxury Downstairs Shower Room
- Contemporary Kitchen/Dining Room
- 2 Well-proportioned Living Rooms
- Downstairs Bedroom 4/Reception
- Approx. 95ft Garden
- Worcester Park Zone 4 Station
- Well-Regarded Local Schools
- Council Tax Band E
- EPC Rating D

## DESCRIPTION

A superb example of a 1930's semi-detached house, thoughtfully re-modelled and extended by the current owners to provide the ideal home for modern family life. Features include 3/4 bedrooms, two bathrooms, a spacious kitchen/dining room and a circa 95ft garden. The location is perfect for both commuters and families with Worcester Park train station just over a mile away and local bus routes providing links to Cheam, Sutton, Kingston-upon-Thames and Morden with its Northern Line tube station. Education in the area is highly-regarded and the borough still offers grammar schools including the sought after Nonsuch High School for Girls and Sutton Grammar for boys.

The accommodation on the ground floor includes a well-proportioned front living room, family room set off the dining area, a further reception room/bedroom 4, modern shower room with WC and an outstanding, contemporary kitchen/dining room with high gloss units, breakfast island, twin skylights and bi-folding doors to the garden. Upstairs, the spacious landing provides access to two double bedrooms, a good sized single bedroom and the family bathroom. It is clear from the décor that the owners have a flair for interior design, examples of which include the luxury bathrooms, high-end fittings to the kitchen, wood burner, plantation shutters and electric blinds.

Externally, the driveway is neatly surrounded by a low brick wall and provides off street parking for 2/3 cars. To the rear, the garden extends to approx. 95ft and is mainly laid to lawn with high fencing for privacy and a large patio reached through the bi-fold doors and a further set of French doors, making it the ideal space for entertaining and dining.

Locally, as mentioned, the area is very family friendly with nearby schools including Cheam Common Junior Academy, St Cecillas Catholic Primary and Cheam High. Worcester Park high street offers a wide choice of shops, bars and restaurants including well known brands and independents.



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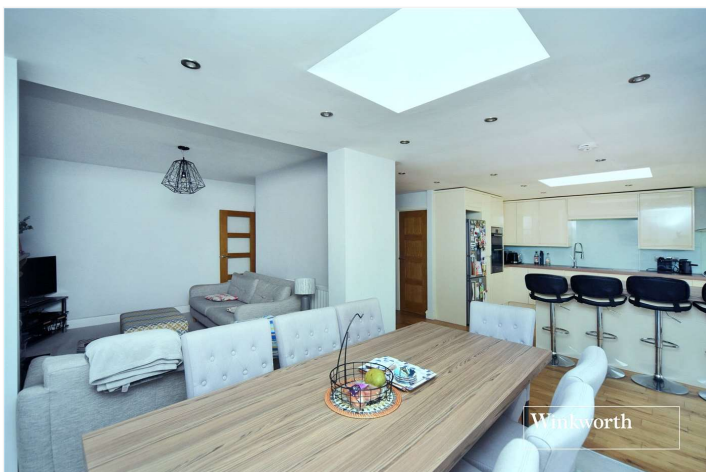
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## ACCOMMODATION

### Entrance Hall

**Front Reception Room** - 13'7" x 12'6" max (4.14m x 3.8m max)

**Living Room** - 13' x 11'2" max (3.96m x 3.4m max)

**Kitchen/Dining Room** - 28'4" x 25' max (8.64m x 7.62m max)

**Reception/Downstairs Bedroom** - 10'2" x 10'2" max (3.1m x 3.1m max)

**Downstairs Shower Room** - 7'9" x 7'9" max (2.36m x 2.36m max)

**Bedroom** - 13'10" x 11'7" max (4.22m x 3.53m max)

**Bedroom** - 12'10" x 11'5" max (3.9m x 3.48m max)

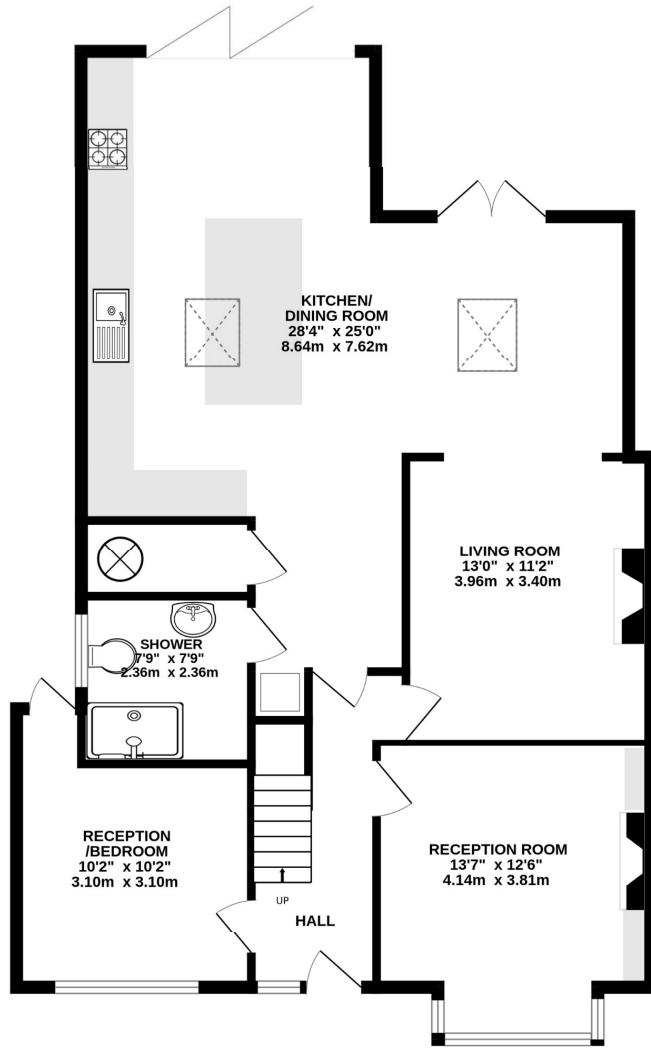
**Bedroom** - 7'10" x 6'5" max (2.4m x 1.96m max)

**Bathroom** - 8' x 6'6" max (2.44m x 1.98m max)

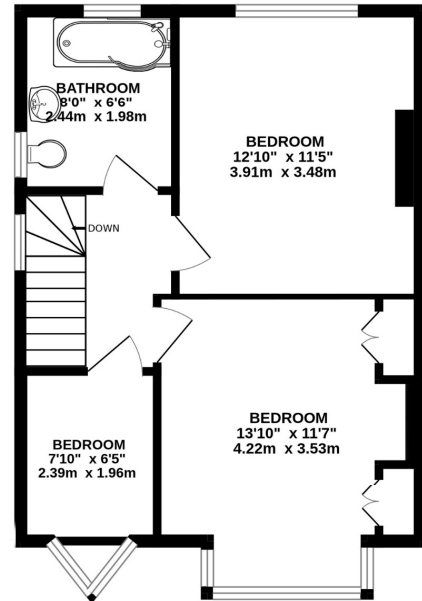
**Garden** - Approx. 95ft

## Glyn Road, Worcester Park

INTERNAL FLOOR AREA  
(APPROX.) 1690 sq ft/ 157.0 sq m  
Garden extends to 95' (28.95m) approx.



GROUND FLOOR



FIRST FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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