



**FAIRFORD GARDENS, WORCESTER PARK, SURREY, KT4**  
**£585,000 FREEHOLD**

**A VERY WELL-PRESENTED FAMILY HOME FEATURING  
A WEST FACING REAR GARDEN AND SCOPE TO  
EXTEND STPP**



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See things differently





## AT A GLANCE

- No Onward Chain
- 3 Bedrooms
- Living Room
- Dining Room
- Family Room
- Kitchen
- Bathroom
- Separate WC
- Garden approx. 75ft
- Off Street Parking On Drive
- Local Trains Services to London
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

A very well-presented three bedroom family home benefitting from no onward chain and featuring a West facing rear garden, scope to extend stpp and a sought after location close to Worcester Park train station.

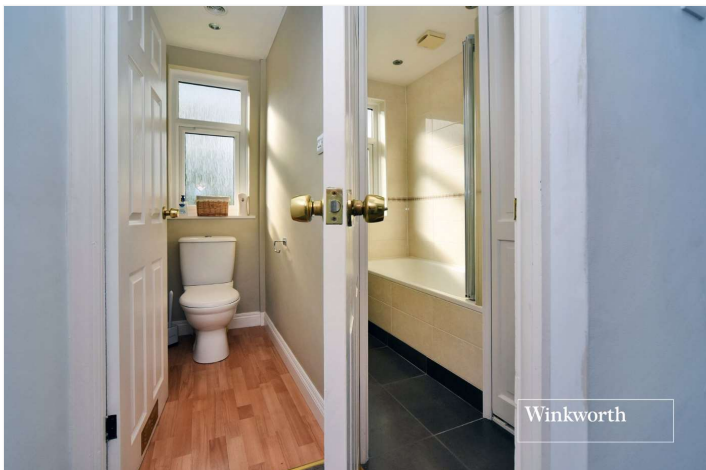
The property is situated close to Worcester Park high street and Stoneleigh Broadway, both of which provide a variety of amenities including shops, restaurants, bus routes to surrounding areas and train stations providing fast and frequent services into Central London.

Numerous well-regarded schools are nearby including The Mead Infant and Nursery School and Cuddington Community Primary School.

The property offers well-proportioned room sizes throughout and consists of a front aspect living room with feature fireplace and large bay window, a dining room with sliding doors to the family room, a well-kept galley kitchen, two double bedrooms both featuring fitted wardrobes, a third single bedroom and a family bathroom with separate WC.

Externally, the high fence enclosed and well-maintained rear garden extends to approximately 75ft and includes a patio area ideal for outside dining and a detached garage.

The property offers scope for extension subject to the usual planning consents.



## ACCOMMODATION

### Entrance Hall

Living Room - 16'10" x 11'5" max (5.13m x 3.48m max)

Dining Room - 12'9" x 10'1" max (3.89m x 3.07m max)

Family Room - 16'8" x 7'1" max (5.08m x 2.16m max)

Kitchen - 9'4" x 6'11" max (2.84m x 2.1m max)

Bedroom - 17'3" x 11' max (5.26m x 3.35m max)

Bedroom - 12'6" x 9'6" max (3.8m x 2.9m max)

Bedroom - 9'4" x 6' max (2.84m x 1.83m max)

### Bathroom

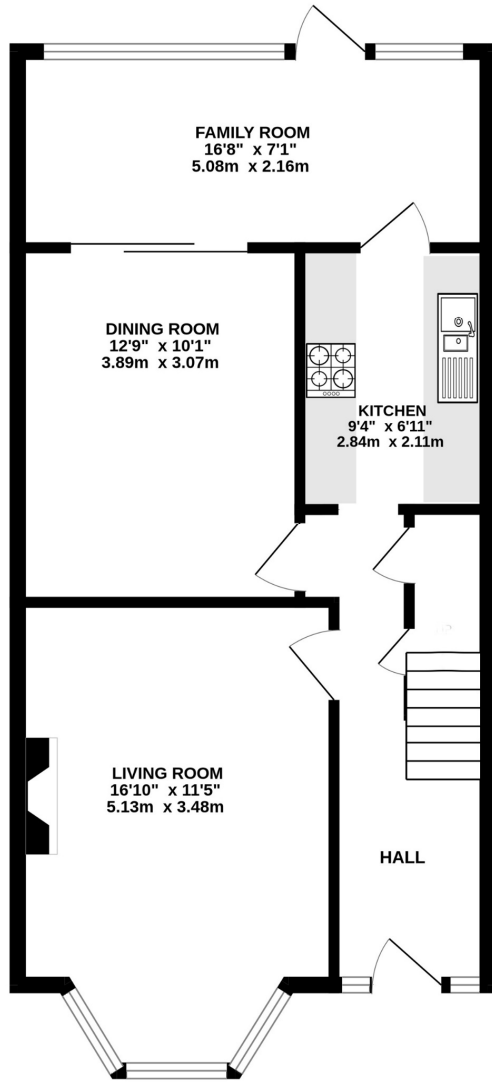
### Separate WC

Garden - Approx. 75ft

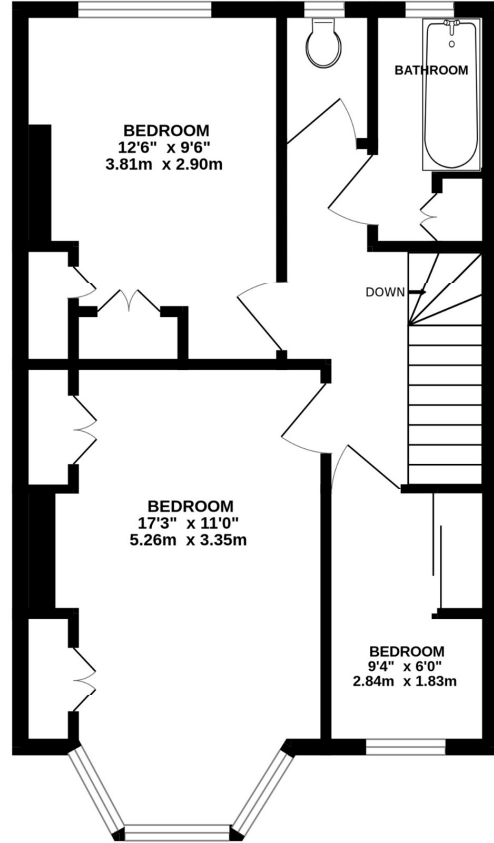
Off Street Parking on Drive



Fairford Gardens, Worcester Park KT4 7BH  
 INTERNAL FLOOR AREA (APPROX.) 1054 sq ft/ 98.0 sq m  
 Garden extends to 75' (22.86m) approx.



GROUND FLOOR



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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</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	

