



MORNINGSIDE ROAD, WORCESTER PARK, KT4
£775,000 FREEHOLD

**A SPACIOUS FOUR BEDROOM, TWO BATHROOM
SEMI-DETACHED FAMILY HOME LOCATED ON A
HIGHLY SOUGHT-AFTER ROAD**

Winkworth

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AT A GLANCE

- Entrance Porch
- Living Room
- Dining Room
- Kitchen
- 3 Bedrooms Upstairs
- Family Bathroom
- Fourth Bedroom/Study
- Downstairs En-Suite Shower Room/WC
- Utility/Store
- 10ft x 8ft Polycarbonate Greenhouse
- Garden 105ft Approx
- Council Tax Band E
- EPC Rating D

DESCRIPTION

An incredibly spacious semi-detached family home featuring four bedrooms, two bathrooms and a superb 105ft approx. rear garden.

The property is located on a sought-after road in Worcester Park and is within easy reach of the high street and railway station. The area boasts well-regarded education facilities including Dorchester Primary School, St Cecilia's Catholic Primary School, Cheam High School and Grammar schools in the borough. Other amenities include leisure centres, cricket clubs, parks, and several bus routes to surrounding areas.

The accommodation on the ground floor includes a useful entrance porch, a living room with large bay window, a dining room with double doors leading to the rear garden, a larger than average galley kitchen, storage/utility area and the fourth bedroom/study with en-suite shower room/WC. Upstairs, there are two well-proportioned double bedrooms, a good sized third bedroom and the family bathroom. The property offers further scope for extension subject to the usual consents and already has planning in place, under reference DM2022/00692 on the council website.

Externally, the well-maintained rear garden is mostly laid to lawn, includes a patio area off the back of the house ideal for outside socialising and a recently installed 10ft x 8ft polycarbonate greenhouse with additional raised vegetable beds and fruit trees at the end of the garden. To the front of the property, the large driveway provides plenty of off-street parking.



ACCOMMODATION

Entrance Porch

Living Room - 16'8" x 12'7" Max (5.08m x 3.84m Max)

Dining Room - 14'4" x 11' Max (4.37m x 3.35m Max)

Kitchen - 9'10" x 7'4" Max (3m x 2.24m Max)

Utility/Store

Fourth Bedroom/Study - 14'6" x 7' Max (4.42m x 2.13m Max)

Downstairs Shower Room/WC

Bedroom - 17'2" x 11'2" Max (5.23m x 3.4m Max)

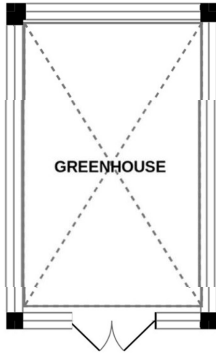
Bedroom - 14' x 11'2" Max (4.27m x 3.4m Max)

Bedroom - 11'3" x 7'5" Max (3.43m x 2.26m Max)

Family Bathroom - 8'8" x 7'5" Max (2.64m x 2.26m Max)

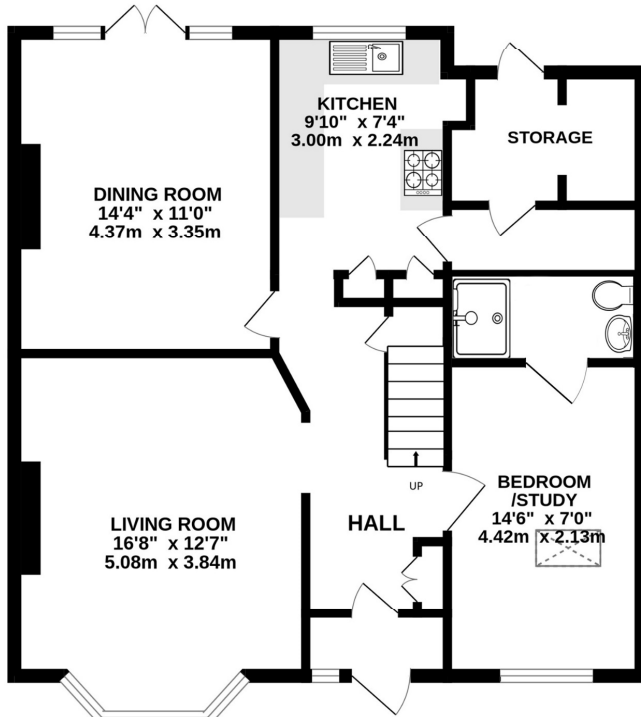
Greenhouse - 10ft x 8ft

Garden - 105ft Approx

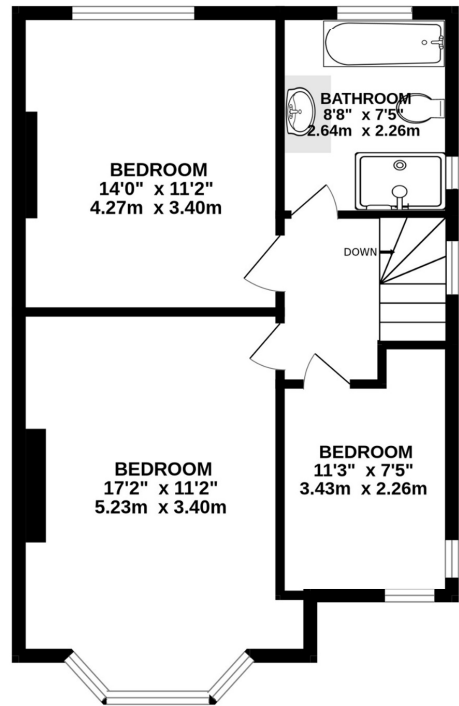


Morningside Road, Worcester Park KT4 8LQ
INTERNAL FLOOR AREA (APPROX.) 1305 sq ft/ 121.2 sq m

Garden extends to 105' (32.0m) 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	65	
(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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