



**BUCKLAND WAY, WORCESTER PARK, SURREY, KT4**  
**GUIDE PRICE £500,000 FREEHOLD**

**AN EXTENDED END OF TERRACE FAMILY HOME  
SITUATED CLOSE TO WORCESTER PARK HIGH STREET  
AND SEVERAL GOOD SCHOOLS**

**Winkworth**

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*winkworth.co.uk*

See things differently





## AT A GLANCE

- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Downstairs WC
- Family Bathroom
- Garden approx. 38ft
- Garage/Outbuilding
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

An extended end of terrace family home, featuring open-plan living space, three bedrooms and off-street parking, located close to several well-regarded schools including Dorchester Primary School, St Cecilia's Catholic Primary School and Cheam Common Infants Academy.

Worcester Park high street is within easy reach and offers a variety of amenities including shops, restaurants, bus routes to surrounding areas such as Kingston, Sutton and Morden and Worcester Park train station which provides fast and frequent services to Central London.

The accommodation on the ground floor comprises an entrance hall with useful porch, utility room/downstairs WC, a front aspect living with room with bay window leading through to a dining room and a spacious kitchen/breakfast room. Upstairs, there are two double bedrooms, both with fitted wardrobes, a third single bedroom and the family bathroom.

Externally, the rear garden has been laid to patio for ease and maintenance and includes a large outbuilding which includes storage, tiled flooring and an electric so could be used as a work from home office, extended room stpp or studio stpp. ideal for those working from home or storage space.

No onward chain.



## ACCOMMODATION

### Entrance Hall

Living Room - 12' x 10'8" max (3.66m x 3.25m max)

Dining Room - 10'8" x 8'6" max (3.25m x 2.6m max)

Kitchen/Breakfast Room - 15'7" x 11'10" max (4.75m x 3.6m max)

### Utility Room

### Downstairs WC

Bedroom - 11'5" x 10'3" max (3.48m x 3.12m max)

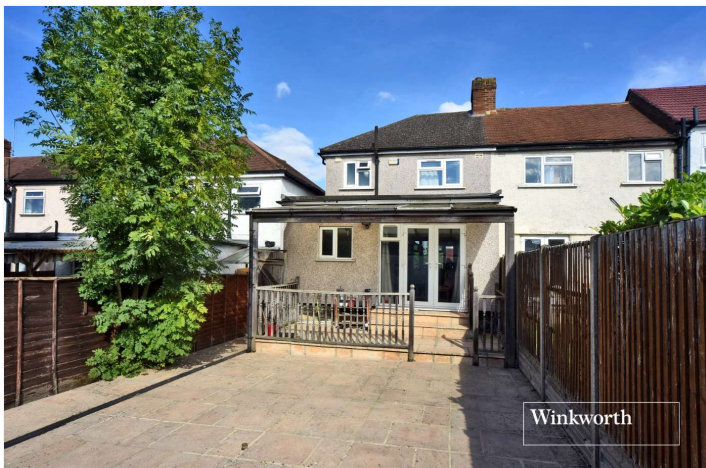
Bedroom - 10'3" x 8'6" max (3.12m x 2.6m max)

Bedroom - 8'2" x 5'10" max (2.5m x 1.78m max)

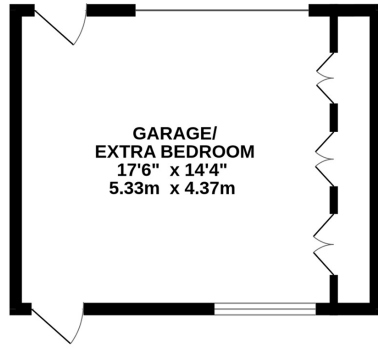
Bathroom - 5'11" x 5'9" max (1.8m x 1.75m max)

Garden - Approx. 38ft

Garage - 17'6" x 14'4" max (5.33m x 4.37m max)

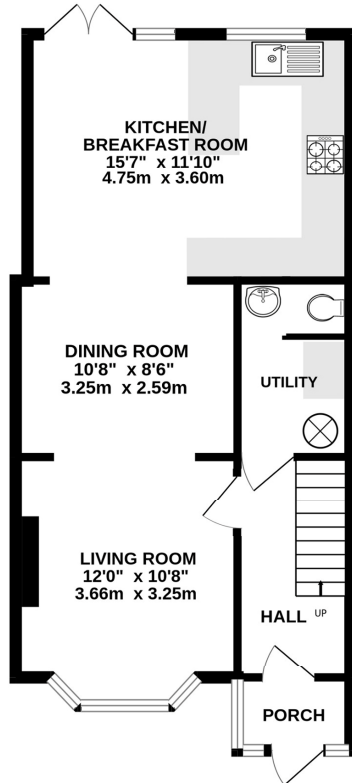




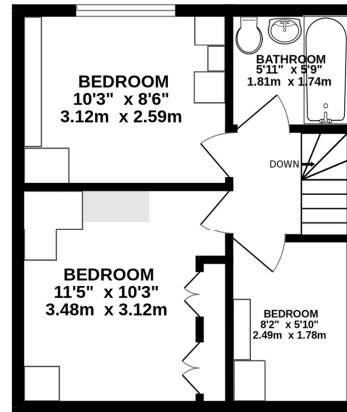


**Buckland Way,  
Worcester Park KT4 8NP**

INTERNAL FLOOR AREA  
(APPROX.) 1080 sq ft/ 100.3 sq m  
Garden extends to 38' (11.58m) 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>89</b> |
| (69-80)                                     | <b>C</b> | <b>76</b>               |           |
| (55-68)                                     | <b>D</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 |           |

