



**GRANDISON ROAD, WORCESTER PARK, KT4**  
**£675,000 FREEHOLD**

**A SPACIOUS THREE BEDROOM SEMI DETACHED  
FAMILY HOME SITUATED ON A SOUGHT-AFTER ROAD  
OFFERING SCOPE FOR EXTENSION STPP**

**Winkworth**

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*winkworth.co.uk*

See things differently





## AT A GLANCE

- No Onward Chain
- Lots of Potential
- 3 Bedrooms
- Living Room
- Dining Room
- Conservatory
- Kitchen
- Bathroom
- Separate WC
- Garden approx. 115ft
- Garage
- Off Street Parking On Drive
- Council Tax Band E
- EPC Rating D

## DESCRIPTION

A lovely three bedroom semi-detached family home situated in a sought after road, featuring spacious room sizes throughout, a circa 115ft South Westerly facing rear garden and scope for extension subject to the usual consents.

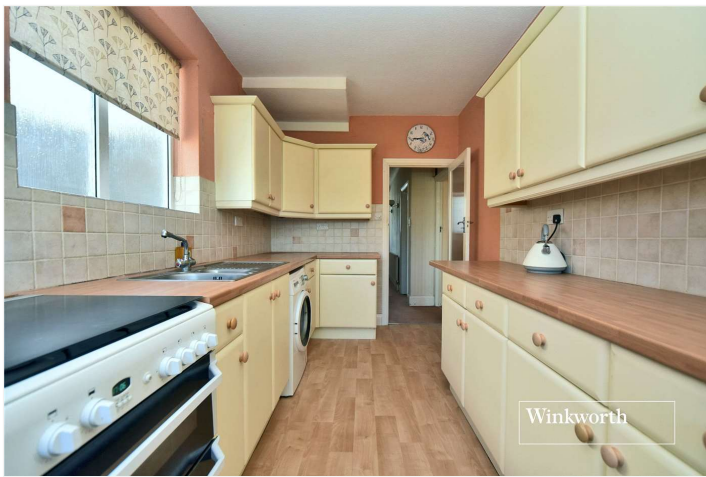
The property is within easy reach of Worcester Park high street, which offers an array of shops, cafés, restaurants and amenities including Worcester Park train station and bus routes to surrounding areas.

Numerous well-regarded schools are close by including Dorchester Primary School, St Cecilia's Catholic Primary School and Cheam High School.

The accommodation comprises a spacious entrance hall, two well-proportioned reception rooms, a larger than average galley kitchen, conservatory, two double bedrooms, a good-sized single third bedroom and a family bathroom with separate WC.

Externally, the beautifully maintained rear garden is approximately 115ft, is high fence enclosed for privacy and is mostly laid to lawn with a patio area just off the back of the house. To the front of the property, the driveway provides off street parking and gives access to the garage.





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## ACCOMMODATION

**Entrance Hall**

**Living Room - 14' x 12'9" max (4.27m x 3.89m max)**

**Dining Room - 15' x 11'7" max (4.57m x 3.53m max)**

**Conservatory - 10'7" x 9'8" max (3.23m x 2.95m max)**

**Kitchen - 14'6" x 7'5" max (4.42m x 2.26m max)**

**Bedroom - 14'6" x 12' max (4.42m x 3.66m max)**

**Bedroom - 14'6" x 11'8" max (4.42m x 3.56m max)**

**Bedroom - 8'5" x 7'2" max (2.57m x 2.18m max)**

**Bathroom**

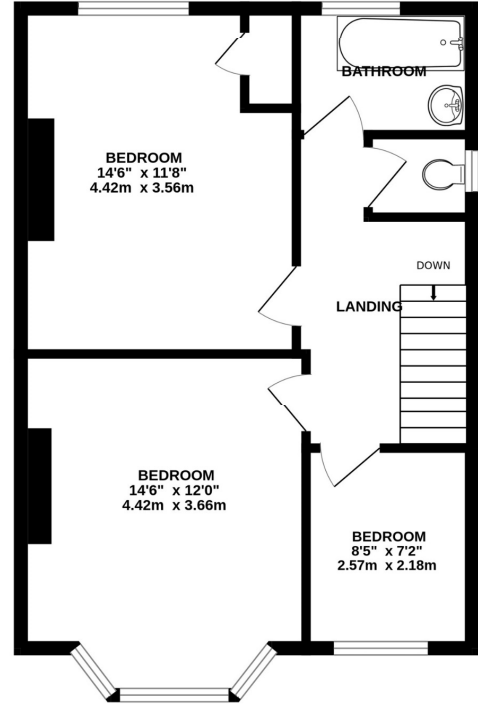
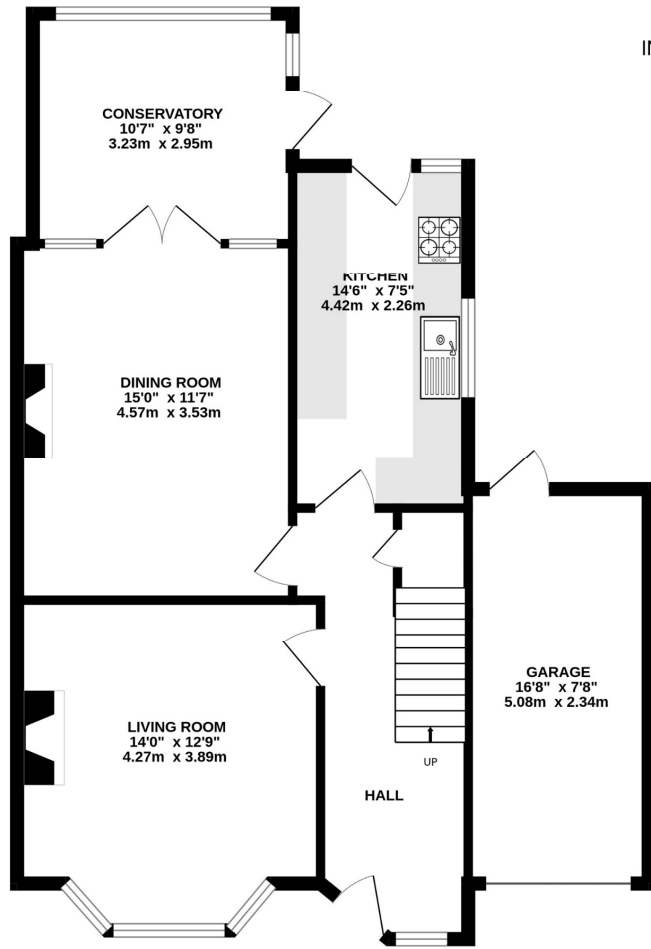
**Separate WC**

**Garden - Approx. 115ft**

**Garage - 16'8" x 7'8" max (5.08m x 2.34m max)**

**Off Street Parking on Drive**

**Grandison Road, Worcester Park KT4 8LU**  
 INTERNAL FLOOR AREA (APPROX.) 1313 sq ft/ 122.0 sq m  
 Garden extends to 115' (35.05m) approx.



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>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</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	
<b>63</b>	
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC

