



**WASHINGTON ROAD, WORCESTER PARK, KT4**  
**£800,000 FREEHOLD**

**A SUPERBLY RENOVATED BUNGALOW FEATURING FOUR BEDROOMS AND TWO BATHROOMS SITUATED CLOSE TO WORCESTER PARK HIGH STREET AND STATION**

**Winkworth**

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## AT A GLANCE

- Detached Bungalow
- Recently Renovated
- 4 Bedrooms
- Open-Plan Kitchen/Living/Dining Room
- Utility Room
- Family Bathroom with Walk-in Shower
- En-Suite Shower/WC
- Garden approx. 50ft
- Outbuilding/Summer House
- Garage
- Driveway
- Easy Reach of the High Street
- Zone 4 Train Station
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

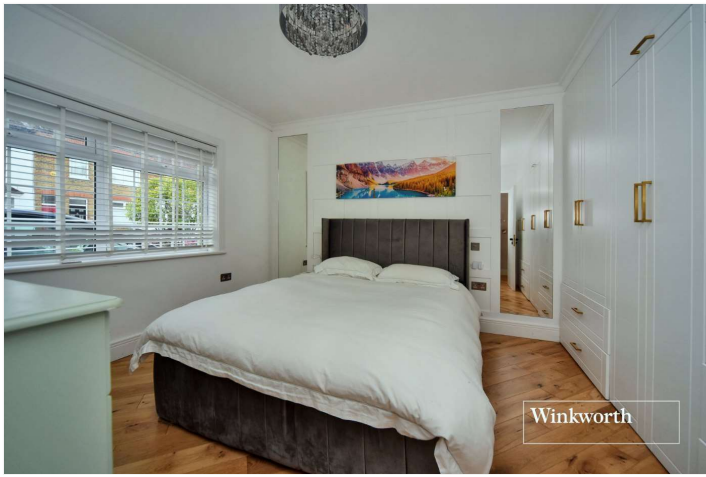
An immaculately presented and superbly renovated detached bungalow featuring a stunning open-plan kitchen/dining room/living room, a landscaped rear garden with large summer house and two luxury bathrooms.

The property is situated in an ultra-convenient location, close to Worcester Park high street and Worcester Park train station. Services from the station provide fast and frequent services into London Waterloo whilst the high street offers a variety of shops, supermarkets, bars, restaurants and bus routes to surrounding areas.

Numerous well-regarded schools are nearby including Dorchester Primary, Green Lane Primary and Nursery and Cheam Common Infant's and Junior's.

The property has been remodelled, extended and renovated by the current owners to a very high standard and includes luxury styling and fittings throughout. The accommodation comprises four bedrooms, two bathrooms, an incredibly spacious open plan living/dining room with modern fitted kitchen featuring a breakfast bar, utility room, and plenty of storage including fitted wardrobes and loft space. The property offers further scope for extension, subject to the usual planning consents.

Externally, the landscaped rear garden provides ease and maintenance for the new owners, featuring a large patio area ideal for outside dining and socialising, an area of astro turf and an outbuilding providing the ideal work from home space and storage. To the front, the pretty driveway provides off street parking and gives access to the garage.



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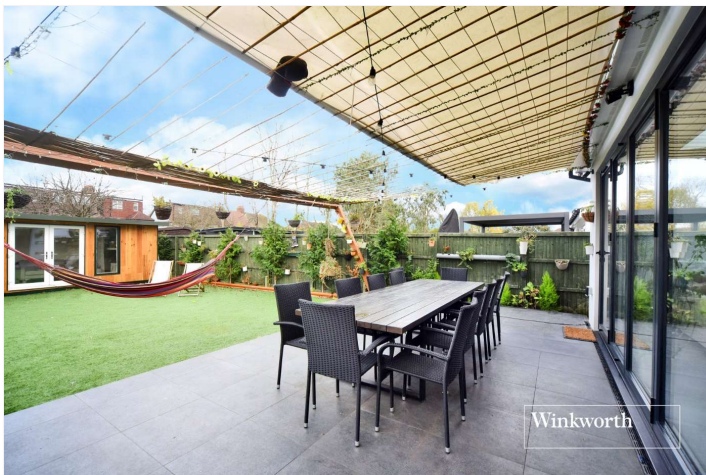
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## ACCOMMODATION

Entrance Hall

Kitchen/Living/Dining Room - 20'7" x 20'3" max (6.27m x 6.17m max)

Utility Room - 7'6" x 7'2" max (2.29m x 2.18m max)

Bedroom with En-Suite - 13' x 11' max (3.96m x 3.35m max)

Bedroom - 11' x 9'6" max (3.35m x 2.9m max)

Bedroom - 10'9" x 7'1" max (3.28m x 2.16m max)

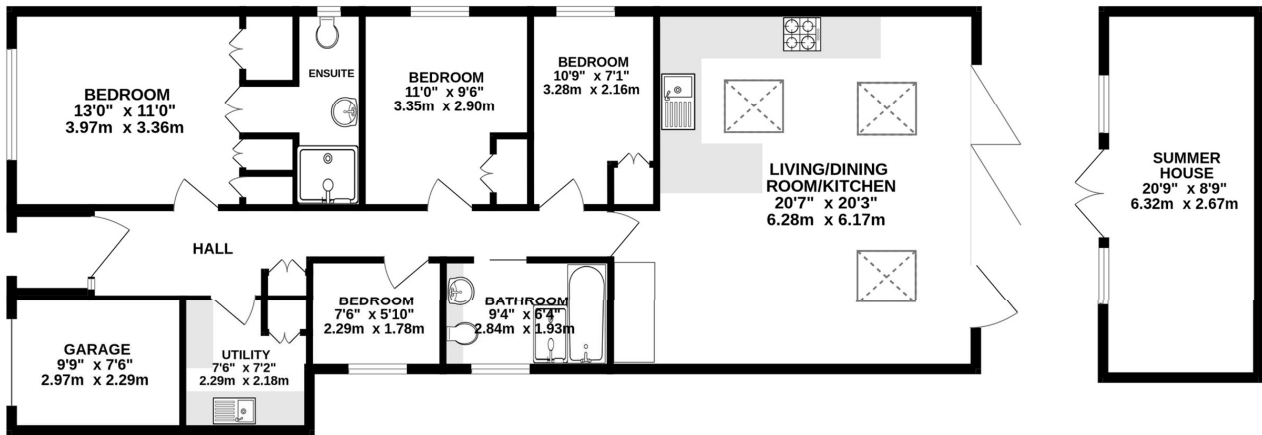
Bedroom - 7'6" x 5'10" max (2.29m x 1.78m max)

Family Bathroom - 9'4" x 6'4" max (2.84m x 1.93m max)

Garden - Approx. 50ft

Summer House - 20'9" x 8'9" max (6.32m x 2.67m max)

Garage - 9'9" x 7'6" max (2.97m x 2.29m max)



Washington Road, Worcester Park KT4 8JQ  
 INTERNAL FLOOR AREA (APPROX.) 1160 sq ft/ 107.8 sq m  
 SUMMER HOUSE (APPROX.) 184 sq ft/ 19.9 sq m  
 Garden extends to 50' (15.24m) approximately



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>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</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	

