



GRAFTON ROAD, WORCESTER PARK, KT4
OIEO £700,000 FREEHOLD

**A WELL PROPORTIONED FOUR BEDROOM, THREE
RECEPTION ROOM, FAMILY HOME BENEFITTING
FROM A SOUTHERLY FACING REAR GARDEN**

Winkworth

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See things differently



AT A GLANCE

- No Onward Chain
- 4 Bedrooms
- Living Room
- Dining Room
- Kitchen and Breakfast Room
- Cloakroom/WC
- Family Shower Room/WC
- Garden approx. 110ft
- Off Street Parking
- Garage
- Council Tax Band F
- EPC Rating E

DESCRIPTION

A well-presented four bedroom semi-detached family home featuring three reception rooms, a large driveway and a southerly aspect 110ft approx. rear garden.

The property is within easy reach of Worcester Park town centre and Tolworth, both offering an array of shops, restaurants, and a variety of transport links such as Worcester Park, Stoneleigh, Tolworth, Malden Manor train stations and several bus routes to surrounding areas.

Numerous well-regarded schools are close by including Riverview CofE Primary and Nursery School, Cuddington Community Primary School and Richard Challenor.

The accommodation to the ground floor consists of a beautifully decorated living room with panelling and feature fireplace with log burner, a second large reception room with triple doors onto the rear garden, a spacious galley kitchen with a breakfast room/dining room and a downstairs WC. Upstairs, there are three double bedrooms, a good-sized single bedroom and the family shower room.

Externally, the Southerly aspect rear garden extends to approximately 110ft approx. rear garden and includes an extra woodland area at the end of the garden and a patio area ideal for outside dining and socialising. To the front of the property, the large frontage provides plenty of off-street parking and gives access to the garage.

The property offers further scope for extension subject to the usual planning consents and has architect drawings that can be provided upon request.

No onward chain.



ACCOMMODATION

Entrance Hall

Front Reception Room - 12'10" x 11'9" max (3.9m x 3.58m max)

Rear Reception Room - 16'8" x 11' max (5.08m x 3.35m max)

Kitchen - 12'10" x 6'10" max (3.9m x 2.08m max)

Breakfast Room - 12'10" x 7'9" max (3.9m x 2.36m max)

Cloakroom/WC

Bedroom - 12'10" x 11'4" max (3.9m x 3.45m max)

Bedroom - 12'1" x 10'5" max (3.68m x 3.18m max)

Bedroom - 14'3" x 7'9" max (4.34m x 2.36m max)

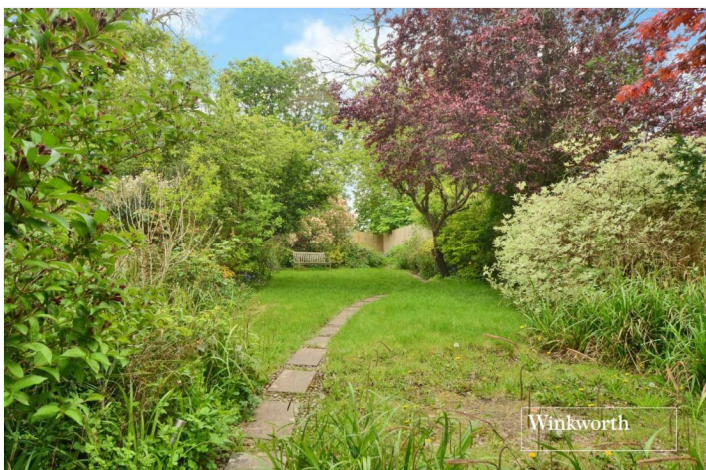
Bedroom - 7'3" x 6'6" max (2.2m x 1.98m max)

Shower Room/WC - 7'5" x 7'1" max (2.26m x 2.16m max)

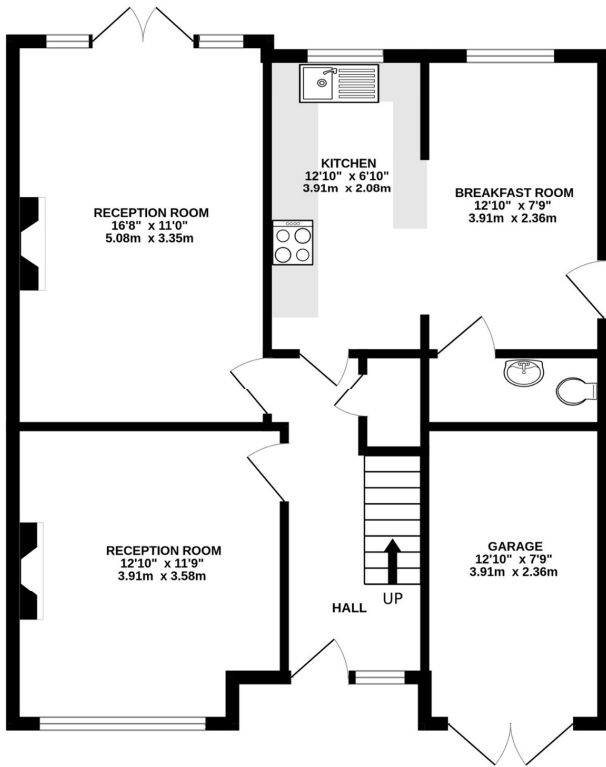
Garden - Approx. 110ft

Off Street Parking

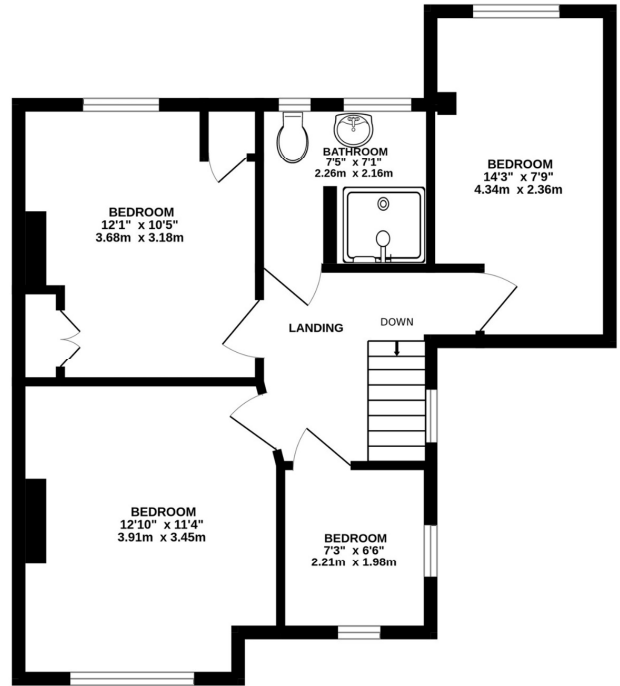
Garage - 12'10" x 7'9" max (3.9m x 2.36m max)



Grafton Road, Worcester Park KT4 7QP
 INTERNAL FLOOR AREA (APPROX.) 1265 sq ft/ 117.5 sq m
 Garden extends to 110' (33.53m) 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+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

