



MORETON ROAD, WORCESTER PARK, KT4
£520,000 FREEHOLD

**A THREE DOUBLE BEDROOM PROPERTY LOCATED CLOSE TO
WORCESTER PARK HIGH STREET FEATURING A SOUTH
WESTERLY ASPECT REAR GARDEN**

Winkworth

Worcester Park Office | 020 8335 5555 | worcesterpark@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- No Onward Chain
- 3 Double Bedrooms
- Entrance Hall
- Bathroom
- Living Room
- Dining Room
- Kitchen
- Utility Room
- Rear Garden
- Store
- Council Tax Band D
- EPC Rating D

DESCRIPTION

Located within easy reach of Worcester Park high street, this incredibly spacious semi-detached property features three double bedrooms, off-street parking and a well-maintained south westerly aspect rear garden.

The bustling high street offers a variety of amenities including shops, bars, restaurants, bus routes to surrounding areas such as Kingston, Sutton and Heathrow and a train station which provides fast and frequent services into Central London.

Several well-regarded schools are nearby including Cheam Common Infants and Juniors Academy, St Cecilia's Catholic Primary School, Cheam High School and Richard Challenor School.

The accommodation comprises an entrance hall, three double bedrooms (all featuring fitted wardrobes), a family bathroom with shower, two reception rooms (both with feature fireplaces), a larger than average galley kitchen, utility room and downstairs WC.

Externally, the rear garden extends to approximately 60ft and is mostly laid to lawn with mature trees and shrubs. To the front, there is useful side access and an area of hard standing which could be altered to create off street parking.

No Onward Chain



ACCOMMODATION

Entrance Hall

Bedroom - 14'6" x 11'6" Max (4.42m x 3.5m Max)

Bedroom - 13'3" x 11'6" Max (4.04m x 3.5m Max)

Bedroom - 14'1" x 7'9" Max (4.3m x 2.36m Max)

Bathroom - 8'8" x 7'6" Max (2.64m x 2.29m Max)

Living Room - 15'7" x 15' Max (4.75m x 4.57m Max)

Dining Room - 15' x 14'7" Max (4.57m x 4.45m Max)

Kitchen - 14'10" x 7'9" Max (4.52m x 2.36m Max)

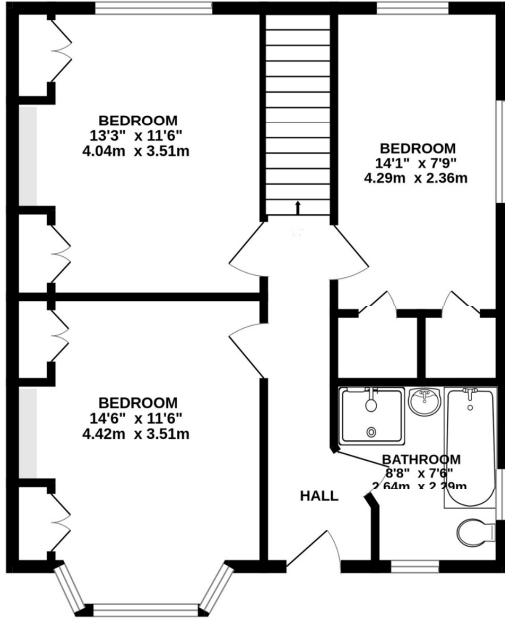
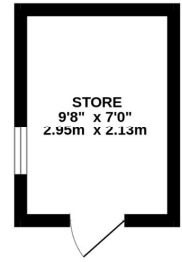
Utility Room - 10'3" x 7'5" Max (3.12m x 2.26m Max)

Downstairs WC

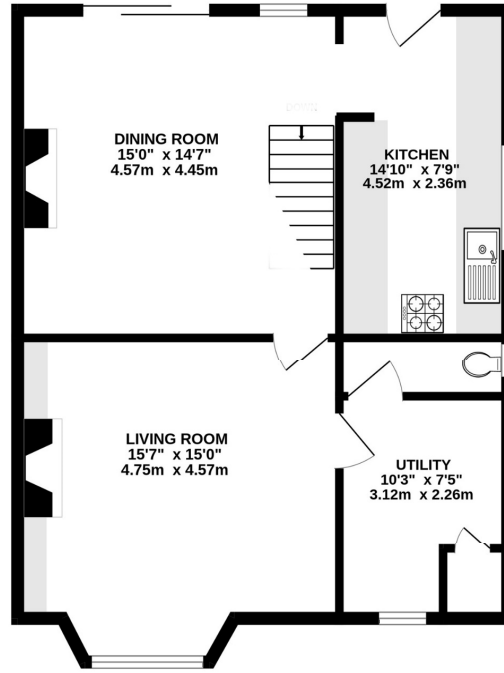
Rear Garden - Approx 60ft

Store - 9'8" x 7' (2.95m x 2.13m)

Moreton Road, Worcester Park KT4 8EY
 INTERNAL FLOOR AREA (APPROX.) 1305 sq ft/ 121.24 sq m
 Garden extends to 60' (18.28m) approx.



GROUND FLOOR



LOWER GROUND 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		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

