

**DONNINGTON ROAD, WORCESTER PARK, KT4**

**£550,000 FREEHOLD**

**A TWO BEDROOM DETACHED BUNGALOW FEATURING A SOUTHERLY ASPECT 120FT APPROX. REAR GARDEN LOCATED WITHIN EASY REACH OF WORCESTER PARK HIGH STREET**

**Winkworth**

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## AT A GLANCE

- No Onward Chain
- 2 Bedrooms
- Extended Living/Dining Room
- Kitchen
- Bathroom
- Garden approx. 120ft
- Off Street Parking
- Close to High Street
- Zone 4 Train Station
- Well-Regarded Local Schools
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

This appealing two bedroom detached bungalow is situated in a ultra convenient location close to Worcester Park high street and train station and features a stunning 120ft approx. rear garden.

The accommodation consists of a useful entrance porch, an extended living/dining room with double doors onto the patio area, a fitted kitchen, a recently decorated large Principal bedroom with fitted wardrobes, a second bedroom and a family bathroom. The property offers further scope for extension subject to the usual planning consents.

Externally, the South Westerly facing rear garden is mostly laid to lawn, with a patio area set off the back of the house and includes mature trees and shrubs offering privacy. To the front, the driveway provides off street parking and gives access via the side to the rear garden.

The local high street provides a variety of shops, restaurants, and amenities, including bus routes to surrounding areas such as Kingston and Sutton and Worcester Park's Zone 4 train station which provides fast and frequent services into Central London. Local education in the area is high regarded and includes Cheam Common Infant's and Junior Academy's, The Mead Infant and Nursery School and Cheam High School.

No Onward Chain.



## ACCOMMODATION

**Entrance Porch**

**Entrance Hall**

**Living/Dining Room - 21'9" x 11'10" max (6.63m x 3.6m max)**

**Kitchen - 10'7" x 9' max (3.23m x 2.74m max)**

**Bedroom - 13'9" x 11'11" max (4.2m x 3.63m max)**

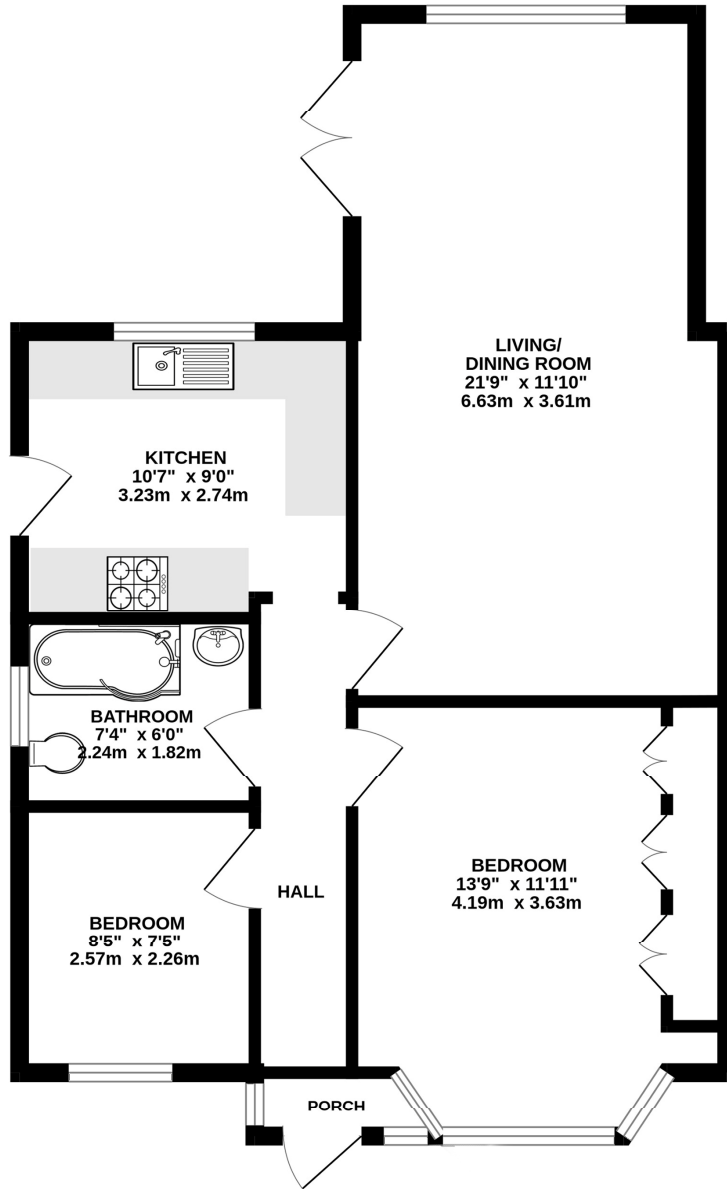
**Bedroom - 8'5" x 7'5" max (2.57m x 2.26m max)**

**Bathroom - 7'4" x 6' max (2.24m x 1.83m max)**

**Garden - Approx. 120ft**

**Off Street Parking**





**Donnington Road, Worcester Park**  
 INTERNAL FLOOR AREA (APPROX.) 675 sq ft/ 62.7 sq m  
 Garden extends to 120' (36.5m) 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.

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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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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