



Worcester Park Road, Worcester Park, KT4 7QE

welcome to

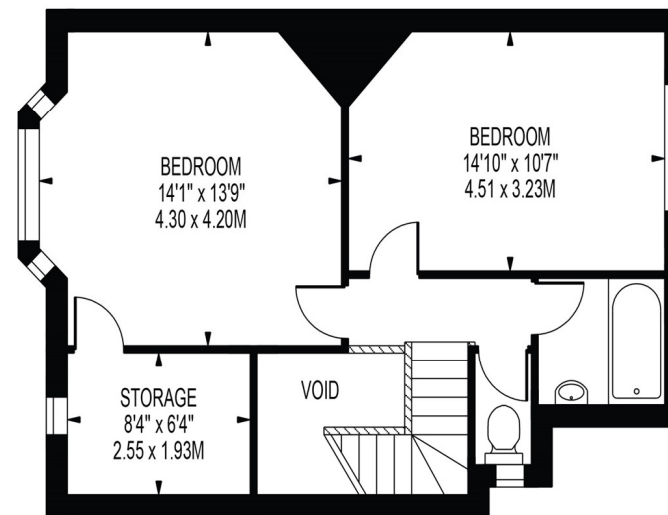
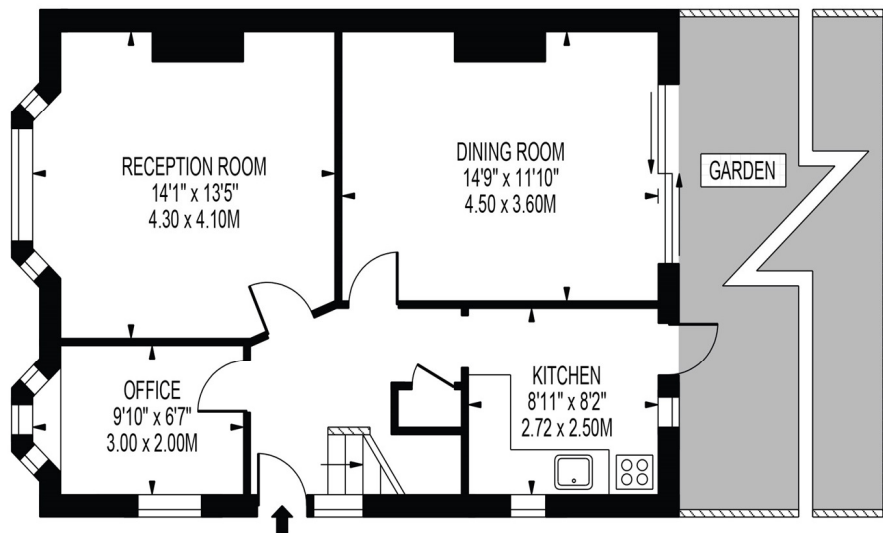
Worcester Park Road, Worcester Park

Offered to the market with no onward chain and offering potential to extend and improve, subject to the necessary consent, is this attractive and very well presented two/ three bedroom semi-detached family home situated in a leafy part of Worcester Park.



WORCESTER PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1087 SQ FT - 100.96 SQ M
(EXCLUDING VOID)



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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Offered to the market with no onward chain and offering potential to extend and improve, subject to the necessary consent, is this attractive and very well presented two/ three bedroom semi-detached family home situated in a leafy part of Worcester Park.

The property boasts two reception rooms and a separate kitchen to the ground floor as well as a bedroom/office. Upstairs, there are two generous bedrooms and a family bathroom with a separate WC. The rear garden is particularly secluded and there is a garage accessed from the rear.

Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to Waterloo in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Airports. Bus services run to Morden's Northern Line Station in approx. 15 minutes.

The attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Nandos, Costa, Cafe Nero, Starbucks, Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and of eateries to satisfy most culinary requests. Young families are attracted to the area's plethora of high performing schools and no less than seven parks.

welcome to

Worcester Park Road, Worcester Park

- No Chain
- Garage
- Beautifully Set Back From The Road
- Fantastic Local Schools
- Potential To Extend & Improve (STPP)

Tenure: Freehold EPC Rating: E

£565,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WCP106896



Property Ref:
WCP106896 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



020 8330 0141



WorcesterPark@barnardmarcus.co.uk



67 Central Road, WORCESTER PARK, Surrey,
KT4 8EB



barnardmarcus.co.uk