



## Washington Road, , Worchester Park, KT4 8JG

- Two Bedroom First Floom Apartment
- Two Double Bedrooms
- Close To Local Amenities
- Incredible Kitchen/Dining Space
- Share Of Freehold
- Five Minute Walk to Worchester Park Station
- Two Bathrooms
- Over 800Sq Ft

**Guide Price £400,000**



# Washington Road, , Worcester Park, KT4 8JG

## DESCRIPTION

### HUNTERS APARTMENT DEPARTMENT

Split-Level Style, Two En-Suites & 0.3 Miles from the Station

Apartment living, without compromising on space.

Welcome to Washington Road — a beautifully presented 849 sq ft split-level maisonette that feels far more like a house than a flat. Two floors, two double bedrooms, two en-suites and a share of freehold make this a rather impressive package. Accessed via a private entrance shared with just one other property, stairs lead to a bright and cleverly arranged first floor.

The generous reception room enjoys plenty of natural light from attractive sash-style windows, while the standout kitchen/dining room is made for modern living. Sleek contemporary units, integrated appliances, generous worktops and proper space for a dining table mean there's room to cook, entertain and actually enjoy it.

Bedroom Two is also on this floor and is currently doing a fine job as a home office/dressing room, although it comfortably accommodates a double bed. It also comes with its own stylish en-suite shower room.

Head upstairs and the principal bedroom gets a floor almost to itself. Velux windows bring in plenty of natural light, while fitted storage, useful eaves space and a modern en-suite bathroom create a private retreat.

Beautifully presented throughout and offered with a share of freehold, this is apartment living with a little more personality.

And then there's the commute. Worcester Park Station is just 0.3 miles away, providing regular direct services into London Waterloo, with the High Street, Waitrose, cafés and restaurants all close at hand.

Popular local schools include Green Lane Primary, Cheam Common Junior and Cheam Common Infants, while nearby Nonsuch Park provides plenty of space when London feels a little too London.

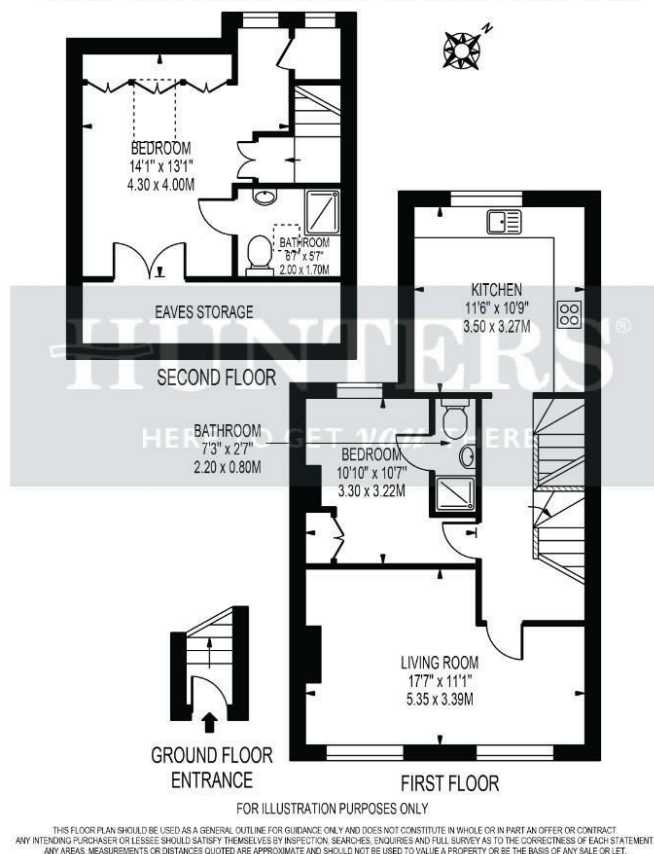
### HUNTERS APARTMENT DEPARTMENT

Two floors. Two bedrooms. Two en-suites. One very smart move.





**WASHINGTON ROAD**  
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 849 SQ FT - 78.88 SQ M  
 (INCLUDING EAVES STORAGE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 65 SQ FT - 6.05 SQ M



### Viewings

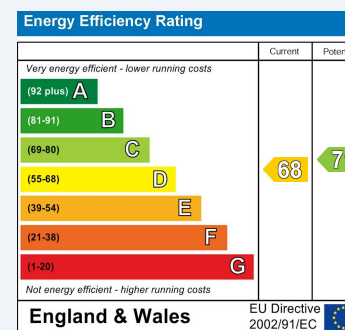
Please contact [worcesterpark@hunters.com](mailto:worcesterpark@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.