# Washington Road, , Worcester Park, KT4 8JJ

- Two Bedroom Firs Floor Maisonette
- Private Rear Garden
- ADDITIONAL LOFT ROOM
- On Street Parking
- SHARE OF FREEHOLD
- Close To Worcester Park Station
- Close To Town Centre

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## Offers In Excess Of £325,000

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## DESCRIPTION

Located on the popular Washington Road, this well-presented first-floor maisonette offers generous accommodation, a private rear garden and the added benefit of a superb loft room, making it an excellent choice for first-time buyers, young families or those looking for flexible living space. The first floor offers two well-proportioned bedrooms, both providing comfortable accommodation with plenty of natural light. The modern bathroom is finished in neutral tones and comprises a contemporary white suite with an overhead shower, creating a fresh and timeless feel.

To the rear of the property, the reception room provides a welcoming space to relax or entertain, while the adjoining kitchen offers a practical layout with a range of fitted units and work surfaces. A door from the kitchen leads down to the private rear garden, offering a great space to enjoy throughout the warmer months, whether entertaining friends or simply unwinding outdoors.

A standout feature of the home is the versatile loft room, accessed via a full staircase and enhanced by Velux windows that flood the space with natural light. Whether you're looking for a home office, hobby room, dressing room or occasional guest space, it offers excellent flexibility and adds a valuable dimension to the property. Washington Road is conveniently located for Worcester Park Station, providing regular services into London Waterloo, while nearby bus routes offer easy connections to Sutton, Kingston and Morden Underground Station. The area is also well served by a variety of local shops, cafés and everyday amenities, together with a selection of well-regarded schools including Cheam Common Infants' Academy, Dorchester Primary School and Cheam High School.

Combining generous living space, a private garden and the added versatility of a superb loft room, this is a fantastic opportunity to secure a home in one of Worcester Park's most convenient locations.

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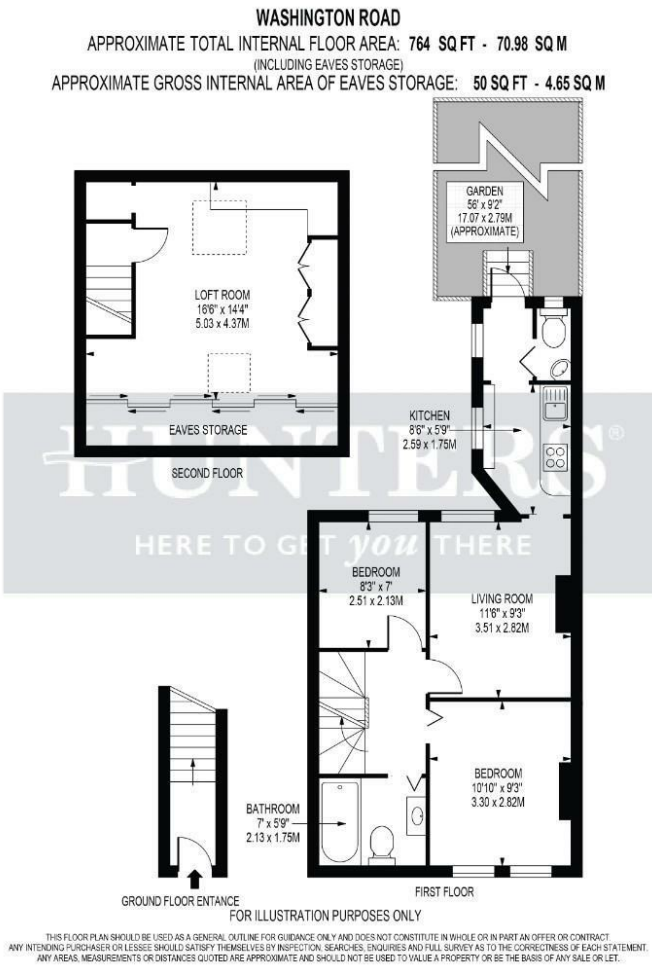
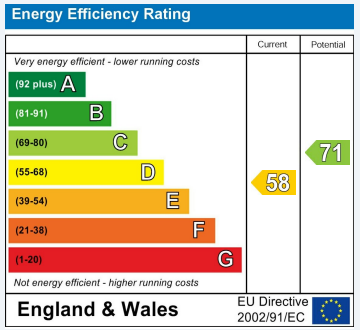



## ENERGY PERFORMANCE CERTIFICATE

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.

### Viewings

Please contact 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.

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