

Butler's

thoughtful estate agency



Washington Road Worcester Park, KT4 8JQ

This attractive, end of terrace home is in need of some modernisation, but comes with bags of potential, ideal if you are looking for a property to live in and put your own mark on as you go. Have you ever dreamed of living in a quiet road, yet on the doorstep of excellent amenities, open spaces, schools and transport links? It's just a quick stroll into the high street, with you having outstanding schooling in close proximity. Worcester Park station provides quick links into the City, so you can be into town in well under an hour.

Despite all of this, sitting in your generously sized, mature rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book or even have a few friends over when the work is done.

Within the home, you'll appreciate the abundance of features and charm that still remain, ideal for you to be sympathetic during your renovations. Inside, the layout of the ground floor currently offers a huge amount of versatility, with a front reception and separate dining room. This is adjacent to the kitchen, with both rooms giving access to the garden.

Upstairs, there is potential in abundance, with two spacious double bedrooms. There is also a possibility for a loft conversion (or rear extension) if you have a large family - subject to the relevant permissions. Finishing off the house internally is a bathroom serving all the rooms.

On the outside there is the aforementioned garden to the rear - with the bonus of a side driveway.

Offers over £475,000

Washington Road

Worcester Park, KT4 8JQ



- 2 Bedroom end of terrace house
- Perfect to extend - subject to the relevant permissions
- Extremely close to High Street & Worcester Park station
- Unique home set in a highly convenient location
- Spacious rear garden
- Easy access to outstanding schooling
- Ready to move into yet with endless scope to update
- Parking on side driveway area

GROUND FLOOR

Hallway

Living Room

12'11 x 10'11 (3.94m x 3.33m)

Dining Room

9'11 x 9'1 (3.02m x 2.77m)

Kitchen

9'1 x 6' (2.77m x 1.83m)

FIRST FLOOR

Landing

Bedroom

16'3 x 10'7 (4.95m x 3.23m)

Bedroom

11'6 x 10'2 (3.51m x 3.10m)

Bathroom

8'6 x 5'11 (2.59m x 1.80m)

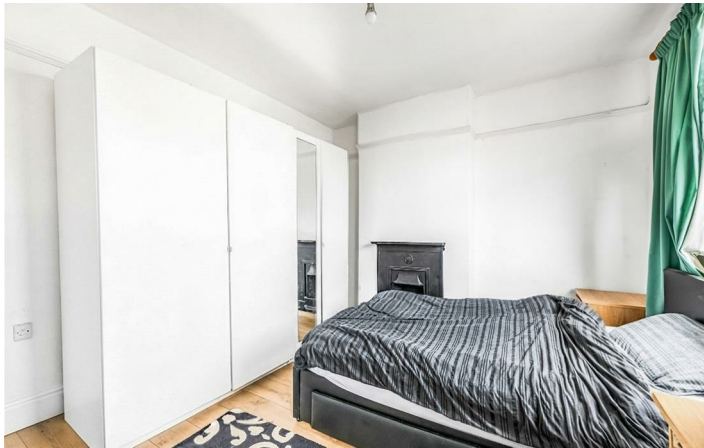
OUTSIDE

Side Driveway

Rear Garden



[Directions](#)

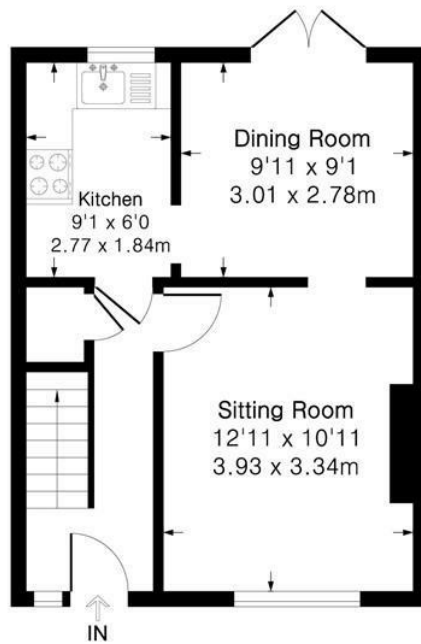
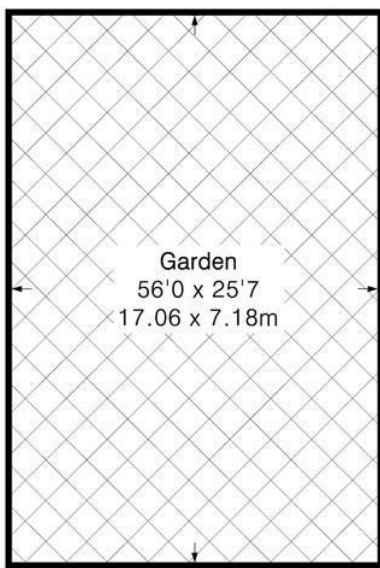


Floor Plan

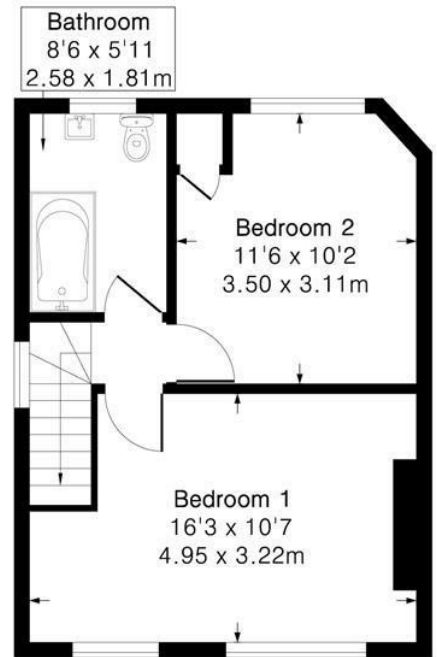
Approximate Gross Internal Area 739 sq ft - 69 sq m

Ground Floor Area 371 sq ft – 35 sq m

First Floor Area 368 sq ft – 34 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(32 plus) A</p> <p>(81-81) B</p> <p>(69-69) C</p> <p>(55-55) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	