



GREENWOODS

SALES & LETTINGS

BROOKSIDE CRESCENT, KT4

ASKING PRICE £650,000





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Wonderful three-bedroom, semi-detached house, located just a short 5 minute walk from Worcester Park main line station or high street. Comprising of large open plan living and dining room with rear patio doors to the large garden. The property benefits from a brand new kitchen with integrated units. The property also boasts a brand new downstairs WC. Upstairs there are two large double bedrooms and one single bedroom and a large recently modernised half tiled family bathroom with shower over bath. To the rear of the property is a private and fully fenced 80ft x 20ft rear garden. The property also benefits from off street parking for 2 cars.

*The property also benefits from having planning permission to do a single story 6 metre extension valid until February 2026.

The property is situated in the heart of Worcester Park with a good supply of local schools, easy access to the A3, M25 and the Surrey Hills, regular train services to London Waterloo (Zone 4), many local parks and green spaces within walking distance or short cycle ride and close to the busy high street and local shops at the end of the road. This is a very well-proportioned three bedroom semi detached house with huge potential to improve, located just moments from Worcester Park Train station and town centre.

Freehold, EPC = D, Council Tax = Band D

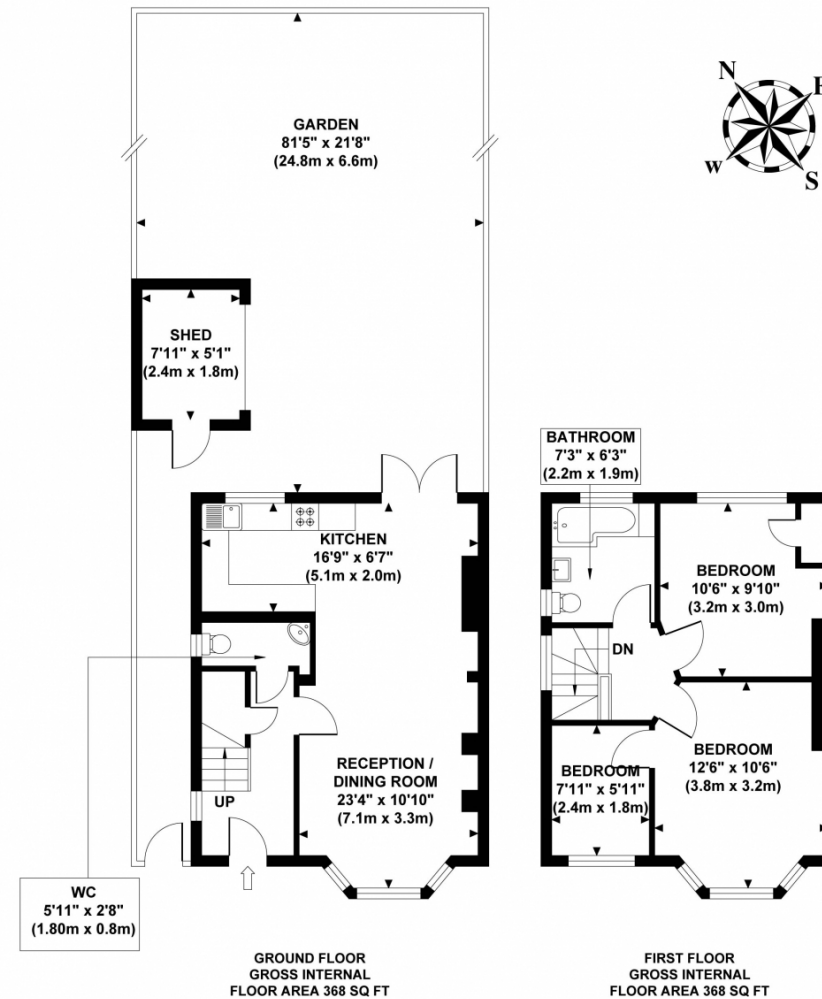


FEATURES

- Semi Detached House
- Three Double bedrooms
- Private garden
- Planning permission for 6 metre extension
- Off street parking for 2 cars
- 0.2 Miles to Worcester Park Station


BROOKSIDE CRESCENT

Approximate Gross Internal Area
736 sq ft / 68.2 sq m
Shed Area 46 sq ft / 4.3 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
GB PRO PHOTOS

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Brookside Crescent, KT4



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