

FOR SALE



Grafton Road, Worcester Park KT4

GUIDE £1,075,000 Freehold

 **4**

 **2**


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Property Description

Samuel Estates proudly presents this outstanding 4-bedroom detached family home in Worcester Park. The property is a perfect blend of contemporary design and practical living.

The ground floor boasts a formal living room to the front, that opens up to the dining area and large open plan kitchen. The contemporary kitchen is a focal point, equipped with modern appliances and is complemented by a convenient utility/laundry room, creating a perfect space for both relaxation and entertaining. The ground floor also hosts a generously sized bedroom, providing flexibility for various living arrangements as well as a well-appointed guest bathroom.


Venturing upstairs, the thoughtfully designed layout reveals three additional bedrooms, each maintaining the property's exceptional standards. Accompanied by another well-finished bathroom, this upper level ensures a harmonious living experience for the entire family.

Externally, the property features a front drive, providing convenient parking. The private south facing garden, accessed through large bifold doors, offers a serene and private outdoor space for relaxation and recreation.

Conveniently located in close proximity to excellent schools and a mainline station, this home offers the perfect blend of accessibility and comfort. With no onward chain, this is a unique opportunity to acquire a property with a contemporary design, luxurious finishes, and a layout tailored for modern family living.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		76
55-68 D	61	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1699.36 ft²

157.88 m²

Reduced headroom

15.24 ft²

1.42 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Material Information

Tenure – Freehold

Council Tax Band – F

Local Authority – Epsom & Ewell



Property Type
House (Detached)



Construction Type
Brick



Parking
Drive



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good coverage



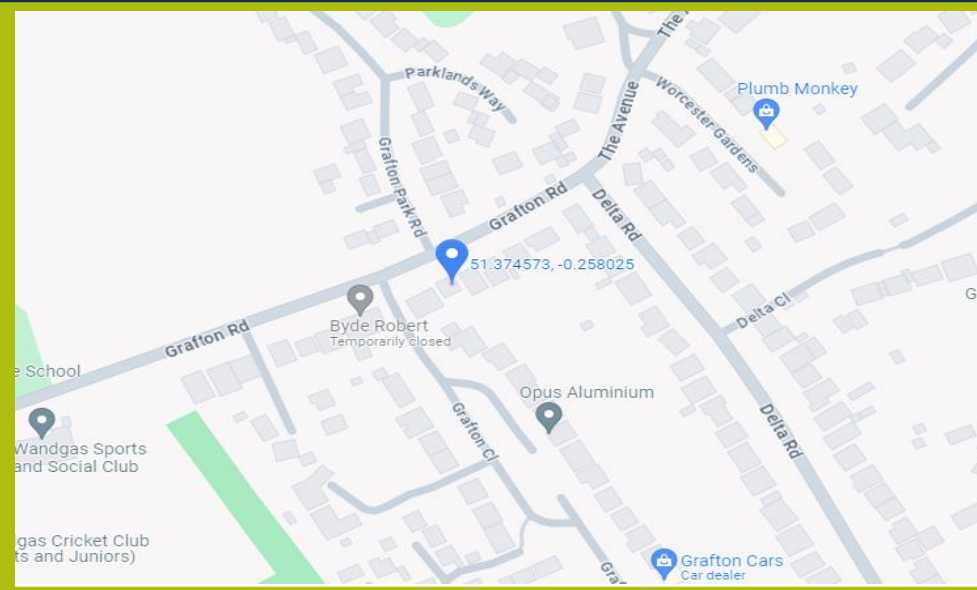
Flood Risk

Has the property been flooded in the past five years: NO

Level of risk: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

