



Donnington Road, Worcester Park, Surrey KT4 8EL
£680,000 Freehold

OFFERS IN EXCESS OF £700,000: An extensive detached family bungalow with annex, recently extended and refurbished to a high standard, providing spacious and flexible accommodation. The property is set within this popular and ultra-convenient residential road, located moments from Worcester Park town centre, with its main line station (Waterloo). The highly sought after Cheam Common Infants School is also moments away. The main house comprises: Entrance hall, two reception rooms, magnificent 23' kitchen/breakfast room, master bedroom with en-suite shower room, two further double bedrooms served by a magnificent family bath/shower room, utility cupboard. Annex comprises: 21' Studio room (bedroom four), with kitchen area and shower room. To the rear is a delightful and low maintenance private South/West facing garden with artificial grass and raised decked area. The front drive providing off street parking for up to four cars. Viewing highly recommended. Exclusive to Browns Residential. E.P.C. Rating C.

ENTRANCE HALL:

Storage/utility cupboard.

RECEPTION ROOM:

14'9 x 10'10 (4.50m x 3.30m)

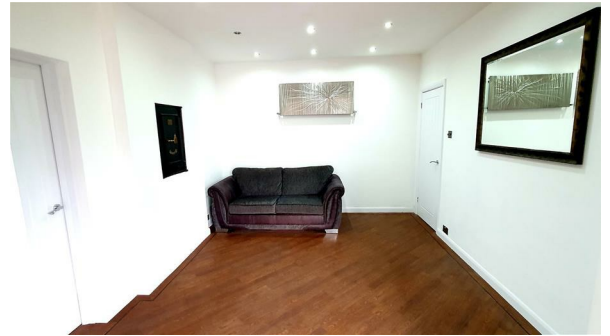


LOUNGE:

12'5 x 10'10 (3.78m x 3.30m)



ALTERNATIVE VIEW:



KITCHEN/BREAKFAST ROOM:

23' x 18'6 max (7.01m x 5.64m max)



KITCHEN/BREAKFAST ROOM: ALTERNATIVE VIEW:



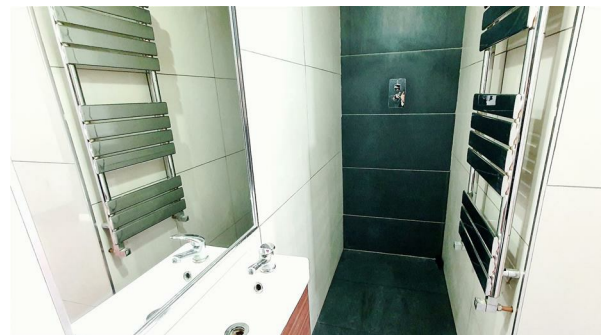
ALTERNATIVE VIEW:



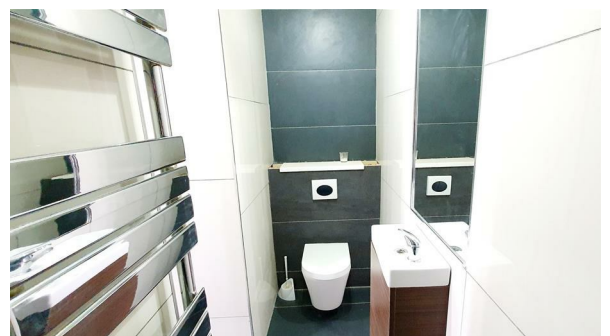
BEDROOM ONE/ALTERNATIVE RECEPTION:
15'1 x 10'7 (4.60m x 3.23m)



EN-SUITE SHOWER ROOM:



ALTERNATIVE VIEW:



BEDROOM TWO:

12'2 x 12'2 (3.71m x 3.71m)



BEDROOM THREE:

12'2 x 9'1 (3.71m x 2.77m)



FAMILY BATH/SHOWER ROOM:

10'7 x 8'6 (3.23m x 2.59m)



ALTERNATIVE VIEW:

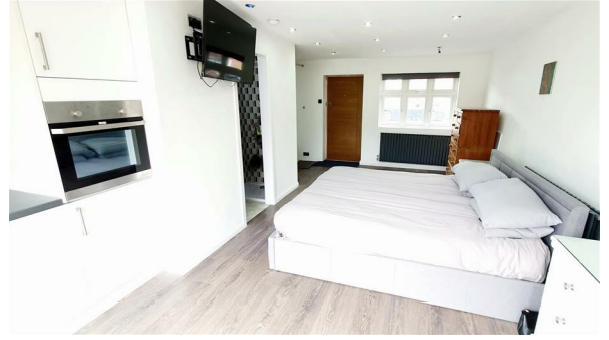


ANNEX:

21'8 x 12'10 (6.60m x 3.91m)



ALTERNATIVE VIEW:



ALTERNATIVE VIEW:



EN-SUITE SHOWER ROOM:

SOUTH/WEST FACING GARDEN:



GARDEN: ALTERNATIVE VIEW:





REAR ELEVATION:



FRONT DRIVE:

Off street parking for four cars.

PLEASE NOTE:

We are advised by our client that the tenure is Freehold. Any interested party must obtain confirmation of these facts from their Solicitor. The systems and appliances have not been tested by the agent. Please note that our room sizes are quoted in imperial and metric.

VIEWINGS:

Viewings strictly through:- BROWNS RESIDENTIAL 020 8330 7557.

ON THE INTERNET:

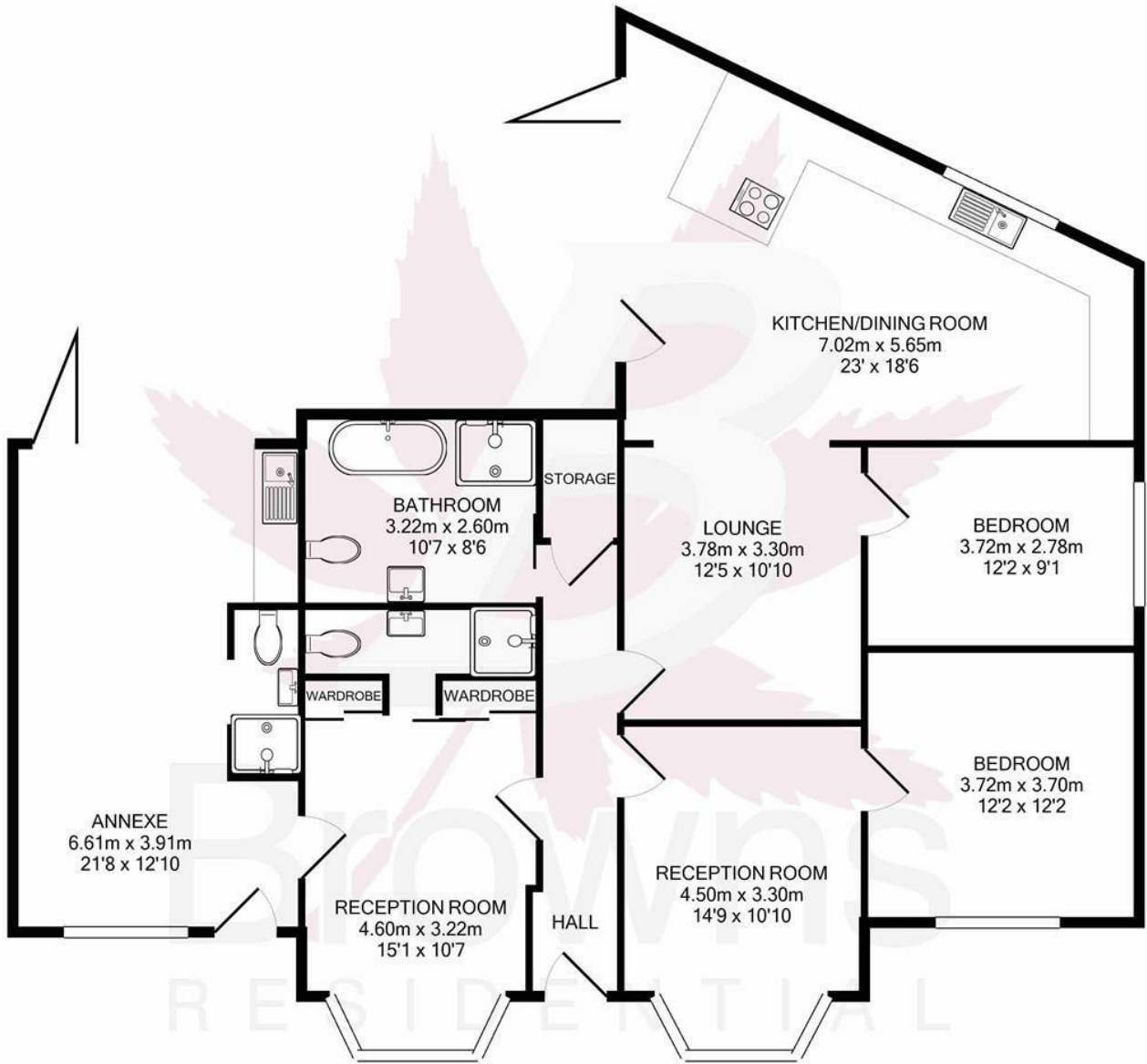
For complete property details please visit our web site www.brownsresidential.co.uk which is updated constantly.

THINKING OF SELLING?:

To get the Browns team working for you simply ask for a free valuation and we'll do the rest. Call 020 8330 7557.

MORTGAGE ADVICE:

Bentley Holmes Mortgage & Wealth Management was established by Grant Holmes in 2005. Grant has worked in Financial Services for over 20 years and specialises in the mortgage market. Grant and his team provide a service that is whole of market and has access to all lenders from both the High Street to the Private Banks. The range of services include first time buyers, home movers, remortgaging, bridging finance, buy to let and let to buy mortgages. Bentley Holmes will provide you with an advice and recommendation service, through assessing your needs ensuring you have the most suitable mortgage for your circumstances. All initial consultations are free, so you are welcome to check if you already have the best deal in place or see if there is something better. Browns Residential may receive a referral fee from Bentley Holmes for recommending their services to sellers, buyers, or other parties. The amount of the referral fee may differ from case to case. Browns Residential will notify all relevant parties once it has been made aware of the exact amount of fee payable.



Total Approx. Floor Area 140.7 Sq.M. (1515 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		79
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		