



46 Conrad Drive, Worcester Park, KT4 8PP



Offers over £450,000

WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this two bedroom extended end of terrace house, located in a sought after residential road. The property benefits from modern open plan living to the ground floor, an extended kitchen, a pretty rear garden, ample off street parking and further scope to extend s.t.p.p

Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to Waterloo in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Airports. Bus services run to Morden's Northern Line Station in approx. 15 minutes. The attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Nandos, Costa, Cafe Nero, Starbucks, Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and of eateries to satisfy most culinary requests. Young families are attracted to the area's plethora of high performing schools and no less than seven parks.



Accommodation

Covered entrance, obscure UPVC double glazed front door to..

Entrance hall

Obscure UPVC double glazed window to front aspect, single panel radiator, coved ceiling, large under stairs storage cupboard housing "Worcester" combination boiler.

Lounge/diner

Dining area

Double glazed bay window to front aspect, double panel radiator, feature fireplace with decorative mantelpiece, dado rail, coved ceiling, wood flooring, open plan to..

Lounge area

UPVC double glazed sliding doors to rear aspect, wood flooring, double panel radiator, coved ceiling, dado rail, wall





mounted thermostat.

Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid 1 & 1/2 bowl stainless steel sink and chrome mixer tap, inset gas hob with oven/grill below and extractor fan above, space and plumbing for washing machine and dishwasher, space for tall standing fridge/freezer, tiled splash back, UPVC double glazed window and door to rear aspect, coved ceiling.

Stairs to 1st floor landing

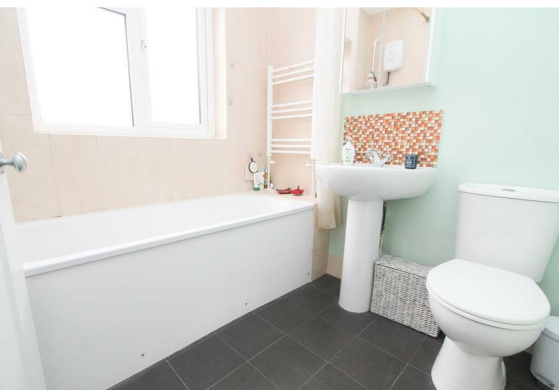
UPVC double glazed window to side aspect.

Bedroom one

UPVC double glazed bay window to front aspect and further window side, built in wardrobe, wood flooring, single panel radiator, coved ceiling.

Bedroom two

UPVC double glazed window to rear aspect, double panel radiator, wood flooring.



Bathroom

Three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic power shower above, pedestal wash hand basin with chrome mixer tap, low-level pushbutton flush WC, heated towel around, obscure UPVC double glazed window to rear aspect, tiled effect flooring, part tiled walls, loft access.

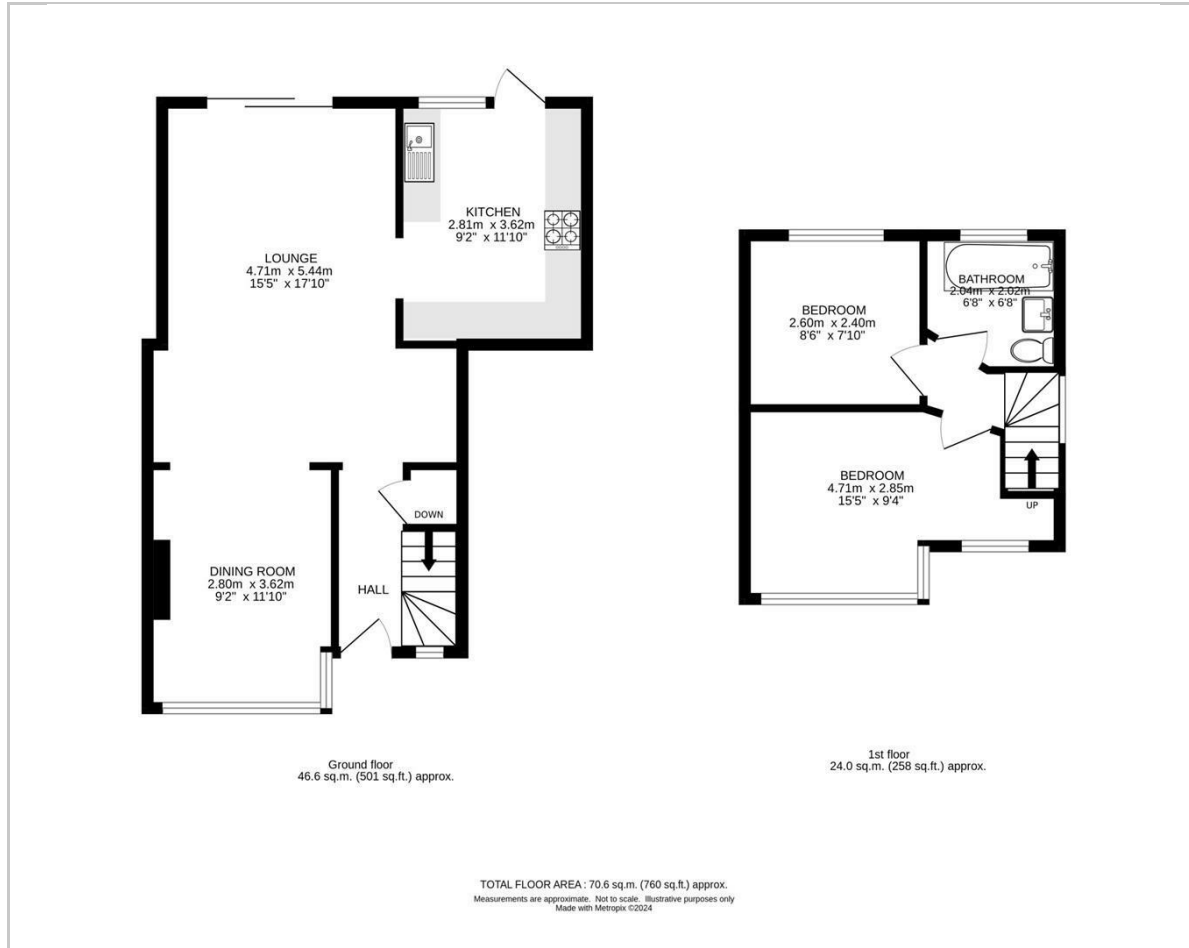
Rear garden

Block paved patio area leading to further patio and lawn section, outside tap, fence enclosed.

Front

Hardstanding driveway providing off street parking for 2-3 Vehicles.

Floor Plan

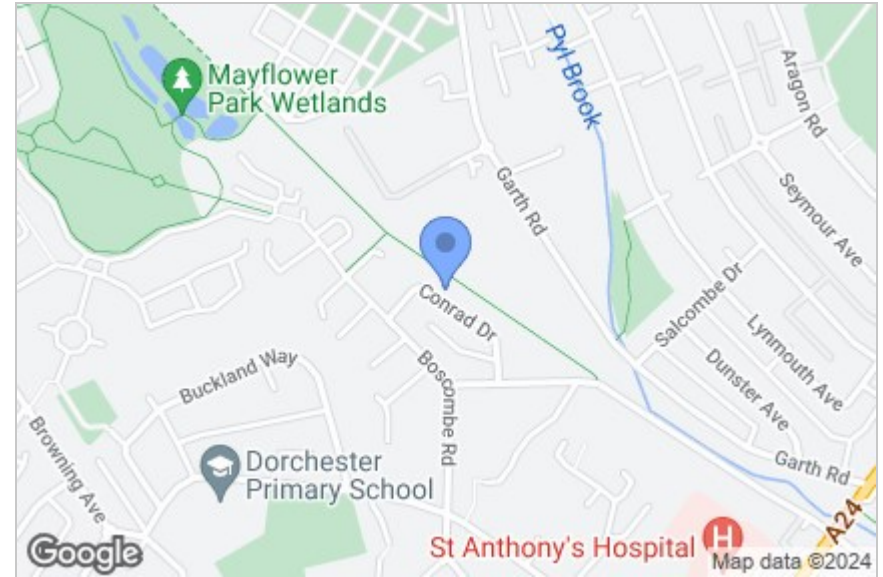


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

