



11 Woodbine Lane, Worcester Park, KT4 8SZ

Offers in excess of £525,000



WH WATSON HOMES
Estate Agents

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Nestled in a tranquil cul-de-sac on Woodbine Lane, this charming three-bedroom mid-terrace house, built in 1965, offers a delightful blend of modern living and classic comfort. The property boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time. The stunning modern decor throughout the home creates a warm and inviting atmosphere, making it an ideal space for both relaxation and social gatherings.

One of the standout features of this property is the lovely conservatory, which provides an abundance of natural light and a seamless connection to the outdoor space. This versatile area can be used as a sunlit reading nook, a playroom for children, or even a dining space to enjoy meals while overlooking the garden.

The three well-proportioned bedrooms offer ample space for rest and privacy, making this home suitable for families or those looking to share. The bathroom is conveniently located, ensuring ease of access for all residents.

Accommodation

Entrance Hall

Radiator, laminate flooring, double glazed obscure window to side aspect.

Downstairs WC

WC, vanity wash handbasin with chrome mix tap and storage below, heated chrome towel rail, tiled walls, tiled flooring, double glazed window to side aspect.

Open Plan Living Dining Room

Radiator, laminate flooring, double glazed window to front aspect, double glazed sliding doors leading to conservatory.

Kitchen Breakfast Room

Range of modern grey fitted kitchen units and drawers, laminate worktop, inset sink with chrome mixer tap, integrated oven and electric hob with extractor fan above, integrated fridge freezer, space for slimline dishwasher, breakfast bar, radiator, laminate flooring, double glazed window and door leading to conservatory.

Utility Room

Space and plumbing for washing machine and tumble dryer, storage space, door providing access to front garden.

Stairs to 1st floor landing, loft access, large built-in storage cupboard

Bedroom One

Radiator, fitted carpet, double window to rear aspect

Bedroom Two

Built in cupboard, radiator, double glazed window to front aspect

Bedroom Three

Built in wardrobe, radiator, fitted carpet, double glazed window to rear aspect

Bathroom

Three piece suite comprising of bath tub with chrome mixer tap and and hand shower attachment, vanity wash hand basin with chrome mixer tap and storage below, WC, heated chrome towel rail, tiled walls, tiled flooring, double glazed obscure window to front aspect.

Conservatory

Laminate flooring, double glazed windows and door leading out to garden.

Rear Garden

Astroturf lawn, fence enclosed

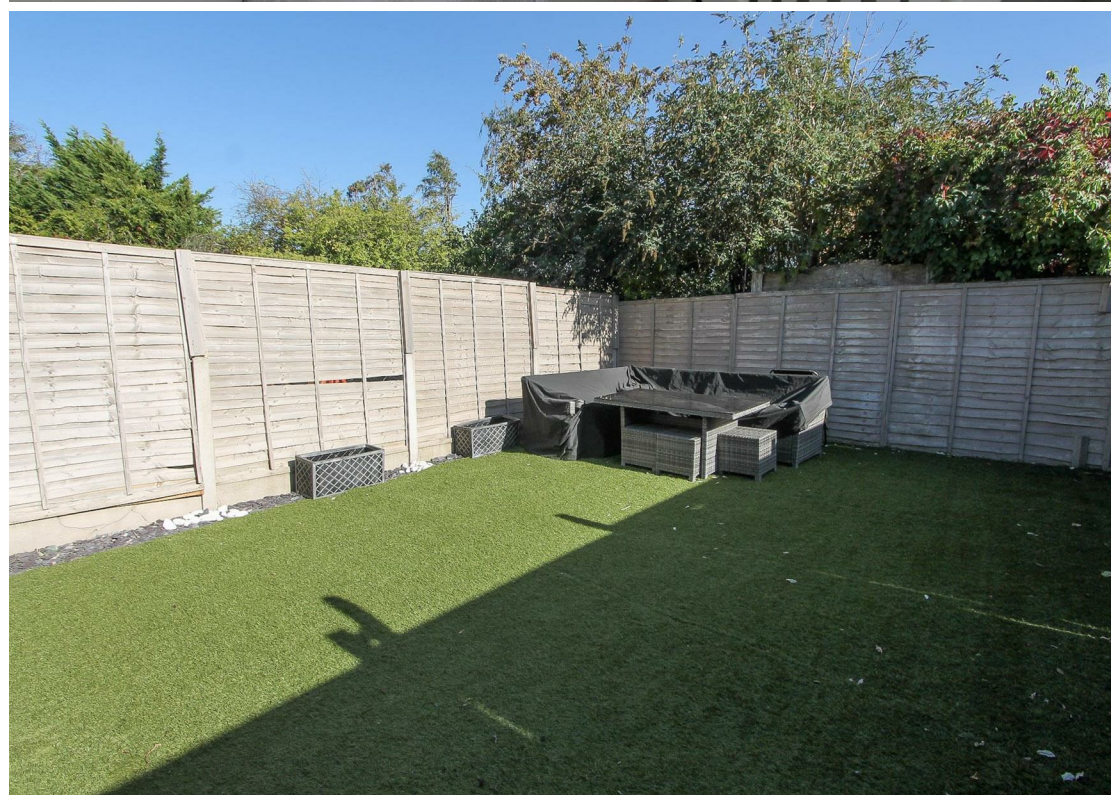
BUYER'S INFORMATION

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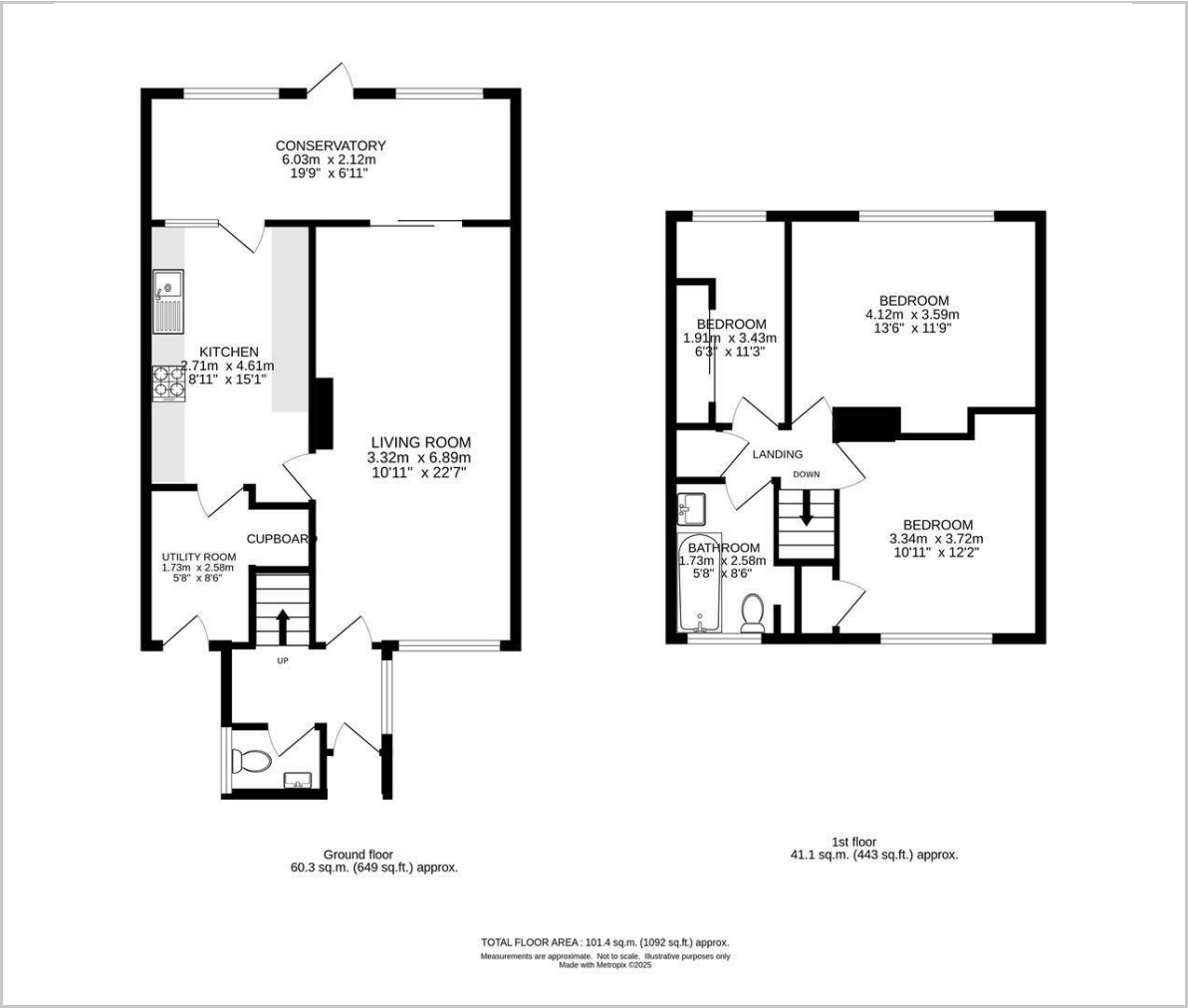








Floor Plan

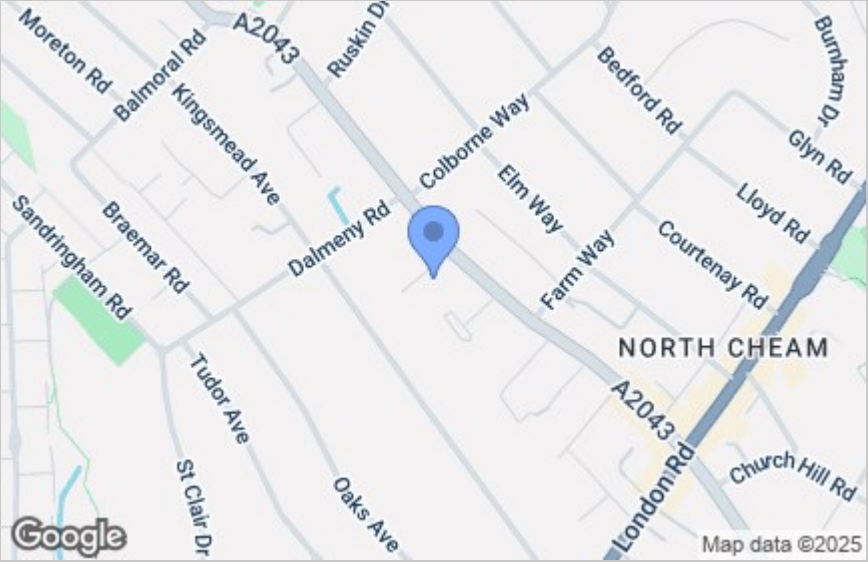


Viewing

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

