



The Warren, Worcester Park

The **PERSONAL** Agent

# Offers In Excess Of £880,000 Freehold

- Detached Bungalow With Attached Annex
- Entrance Hall
- Downstairs Cloakroom
- Spacious Family Bathroom
- Modern Kitchen
- Lounge/Dining Room
- Four Double Bedrooms
- One Bed Self Contained Annex
- Well Established Garden and Driveway
- Exclusive Private Road Location



This stunning four bedroom detached bungalow comes with an attached fully self contained one bedroom annex and is situated in a exclusive private road with ample off road parking and a well established and secluded level rear garden, offered to the market with no onward chain.

This stunning and versatile home is perfect for multi generational living all under one roof with the primary residence consisting of a four bedroom bungalow that has been modernised to high standard with living accommodation arranged over two floors.

You enter the home via a large entrance hall with access to handy downstairs cloakroom and stairs to the first landing.

There is a large sitting/dining room with view over and direct access to a well established and secluded rear garden.

The kitchen is fully fitted in a range of floor and wall mounted Oak shaker style units with black granite worktops and integrated kitchen appliances.

Ground floor bedroom with a large walk-in wardrobe and double bay window to the front aspect conveniently located next door is a generously sized luxury bathroom suite.

Upstairs are three large double bedrooms all with double glazed windows and radiators and a spacious wet room fitted in modern suite. Terrace balcony which overlooks the rear garden

**ATTACHED ANNEX:** One bedroom fully self contained annex with its own front entrance consisting of living room with open plan kitchen and modern bathroom suite. Double bedroom with french doors leading out onto the rear garden.

Outside: The garden is laid mainly to lawn with flower beds stocked a variety of plants tree and shrubs with a large gravel and paved terrace.

Worcester Park offers a large choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, with Kingston just a short drive away offering a more comprehensive range of shops. Worcester Park also offers great access to public transport.

Nearby Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally  
Ewell is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure - Freehold.







### The Warren

Total Area: 1851 SQ FT • 171.94 SQ M  
 (Including Annex, Eaves Storage & Restricted Height Area)  
 Annex Area: 393 SQ FT • 36.48 SQ M  
 Eaves Storage & Restricted Height Area: 270 SQ FT • 25.13 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
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