



Farm Way, Worcester Park

The **PERSONAL** Agent

Offers Over £650,000

Freehold

- Attractive Semi Detached Family Home
- Block Paved Driveway With Gated Side Access
- Separate Living Room and Family/Dining Room
- Fully Fitted Kitchen with Dining Room
- Separate Utility and D/s Shower Room
- Three First Floor Bedrooms
- Family Bathroom
- Well Established Level Rear Garden
- Sought After Road Close To Shops and Schools
- Vendor Suited To End of Chain Property

A three bedroom 1930's semi detached house with block paved driveway and well established level rear garden, situated in a sought after residential area of Worcester Park and offering further potential for extension subject to planning permission. Viewing Highly Recommended.

This semi detached house offers a wonderful opportunity for those seeking a property with great potential. Boasting three reception rooms, consisting of a separate lounge, a family room and kitchen/dining room there is plenty of space for the whole family to enjoy.

One of the standout features of this property is the rear extension which perfectly complements the kitchen with views and direct access to a well established level garden and there is handy utility room and separate downstairs shower that completes the ground floor living space.

Although the property is in need of modernisation, this presents



a fantastic opportunity for you to put your own stamp on the house and create the home of your dreams. Additionally, the potential for extension, subject to planning permission, allows for further customisation to suit your needs and lifestyle.

Upstairs there are three well proportioned bedrooms as well as a good sized family bathroom.

The level and secluded rear garden is laid mainly to lawn with a paved terrace seating area, various vegetable patches and flowerbeds stocked with a variety of plants, trees, and shrubs providing a peaceful retreat, perfect for relaxing or entertaining outdoors.

Don't miss out on the chance to own this gem in Farm Way. With its character, potential, and desirable location, this property is sure to be a wonderful place to call home for years to come.

Worcester Park offers a larger choice of amenities including a

Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport.

The property is within walking distance of both Worcester Park mainline rail station with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

There are also local bus routes nearby giving convenient access to Morden underground making this freehold property ideal for commuters.

Tenure - Freehold
Council tax band - E

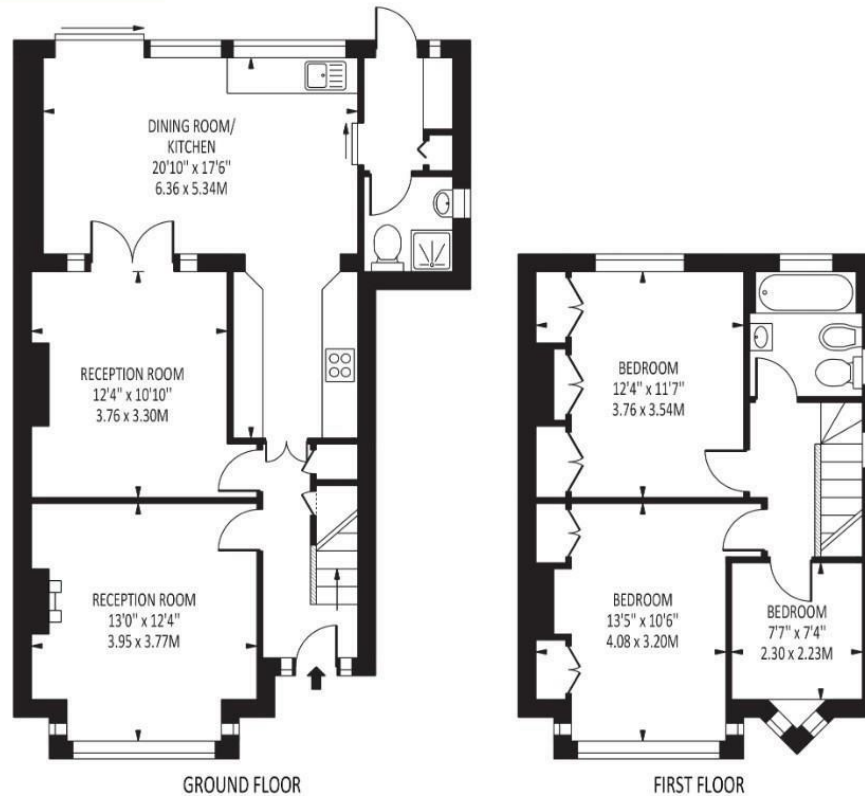




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Farm Way

Total Area: 1146 SQ FT • 106.49 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	74
EU Directive 2002/91/EC		
England & Wales		

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