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for sale  
020 8330 0141  
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**Bedford Road, Worcester Park, KT4 8LZ**

  
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**welcome to**

**Bedford Road, Worcester Park**

A most impressive and quite exceptional, significantly extended and beautifully presented, six bedroom, three bathroom family home in a well-regarded location. There is a large landscaped south-west facing rear garden and a great-sized garden cabin, there is an integral garage and off-road parking.



## BEDFORD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **2124 SQ FT - 197.34 SQ M**

(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA, EXCLUDING SUMMER HOUSE & GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **186 SQ FT - 17.32 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: **305 SQ FT - 28.35 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **161 SQ FT - 14.95 SQ M**



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR 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.

A most impressive and quite exceptional, significantly extended and beautifully presented, six bedroom, three bathroom family home in a well-regarded location. There is a fabulous kitchen-dining-family room with a utility room and downstairs WC, bi-fold doors open on to the large landscaped south-west facing rear garden and a great-sized garden cabin, there is an integral garage and off-road parking.

Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to Waterloo in under 30 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Airports. Local bus services run to Morden's Northern Line Station in approx. 15 minutes and the S3 bus runs along Langley Avenue with services running to Carshalton, Sutton, Worcester Park & Malden Manor town centres and Stations. Worcester Park's attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsbury's, Pizza Express, Nandos, Costa, Café 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.

welcome to

## Bedford Road, Worcester Park

- An Exceptionally Spacious Semi-Detached Family Home
- Extremely Generous Ground Floor Family Living Space
- Six Bedrooms & Three Stylish Bathrooms
- Attractive Well-Equipped Kitchen + Utility Room
- Large Garden Cabin with WC & French doors

Tenure: Freehold EPC Rating: D

# £1,000,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/WCP106868](https://barnardmarcus.co.uk/Property/WCP106868)



Property Ref:  
WCP106868 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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