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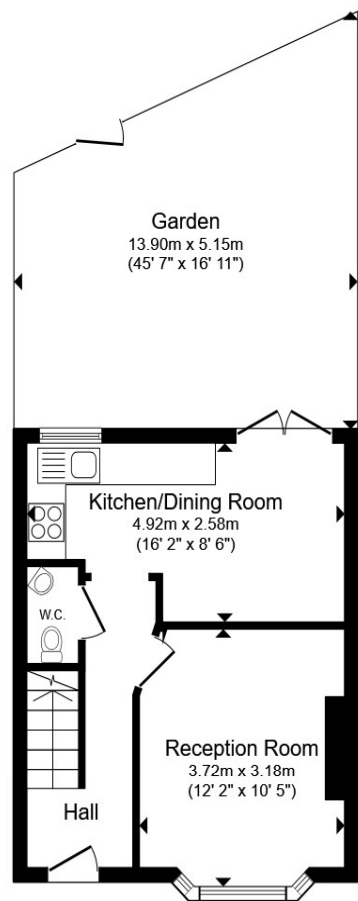
Brinkley Road, Worcester Park, KT4 8JF

welcome to

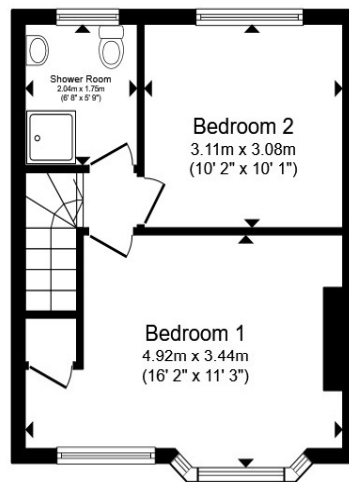
Brinkley Road, Worcester Park

This immaculately presented two-bedroom terraced home is offered to the market with no onward chain and is located just 0.4 Miles from Worcester Park Railway Station. Benefits include off street parking, South-West Facing Garden and potential to extend (STPP). Immediate Inspection highly recommended





Ground Floor



First Floor



Total floor area 61.3 m² (659 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Offered to the market with no onward chain, this super property offers an abundance of natural light and the benefit of no urgent work required. Loved by the existing owners, the accommodation is set across two floors and is further complemented by off street parking to the front of the property. Internally, the living space has been tastefully decorated and consists of a cosy reception area, open plan fitted kitchen with space for a breakfast table. Completing the ground floor is a convenient W.C. and understairs storage. In our opinion, both the main reception area and kitchen are major highlights, with the dining area offering direct access to the private rear garden - ideal for those who love entertaining.

Upstairs, the primary bedroom benefits from dual windows and space for a dressing table or study area. The second bedroom can comfortably afford space for a double bed and further furniture, whilst the family bathroom provides a walk-in shower, wall mounted hand basin and heated towel rail.

The loft can be accessed with by a drop-down ladder, which also offers an abundance of storage space approx. 2.35M x 5M and peak height 1.7M. The area has been fully boarded and carpeted. To the rear is a low maintenance private garden which is made further attractive by the south-westerly aspect, multiple patio areas, and tidy lawn area.

Location

Approx. 0.5 miles from Worcester Park Railway station and vibrant high street. Worcester Park is popular for many commuters, with excellent transport links connecting you to Waterloo in under 30 minutes. The area also benefits from several well-regarded schools and popular green spaces. The high street offers a wide range of well-known retail shops, independent retailers, bars, and restaurants, including Waitrose, Sainsburys, Pizza Express and Starbucks.

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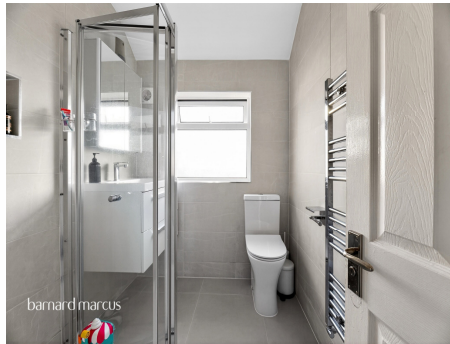
Brinkley Road, Worcester Park

- 2 Bedrooms
- Terraced Family Home
- Southwest Facing Garden
- Off Street Parking
- 0.4 Miles to Worcester Park Railway Station

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WCP108237



Property Ref:
WCP108237 - 0002

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.



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