



Church Road, Worth

£775,000

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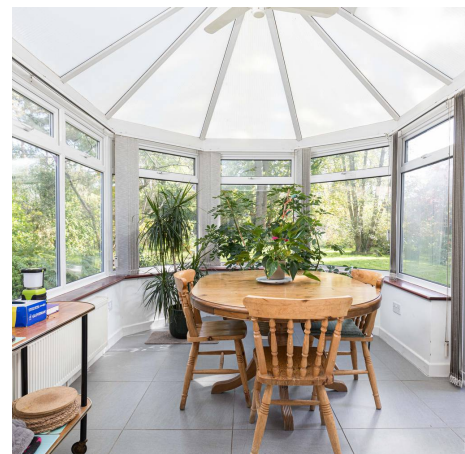
Church Road, Worth

Council Tax Band 'G' and EPC 'D'

A wonderful opportunity to purchase a spacious four bedroom, detached family home, sitting centrally on a 1/3 acre plot (TBV) and is offered with no onward chain.

Located on one of the town's most prestigious roads, this fine property offers plenty of scope for expansion (STPP) and further benefits include a double garage, three reception areas, utility room, downstairs cloakroom and en-suite shower room, making this an ideal family home.

Upon entry, you are greeted with an entrance hallway with stairs leading to the first floor with a useful storage cupboard beneath, a boiler room and access to a modern downstairs cloakroom comprising of a low level WC and wash hand basin. The dual aspect living room is on your right with windows to the front and sliding patio doors leading directly out to the garden to rear, allowing in plenty of natural light. Doors from the living room, but also accessible from the hallway is the dining room, comfortably having space for a six seater dining table and chairs with pleasant views across the rear garden. Adjacent to the dining room is the kitchen, fitted with a wide range of wall and base units and some integrated appliances. The kitchen has been extended to the rear via the addition of a conservatory, which now forms a suitable breakfast area, again with those wonderful views over the mature rear garden. Completing the downstairs accommodation is a utility room, accessed via a covered side return comprising of further kitchen units. The side return also offers access to the garden as well as the double garage.



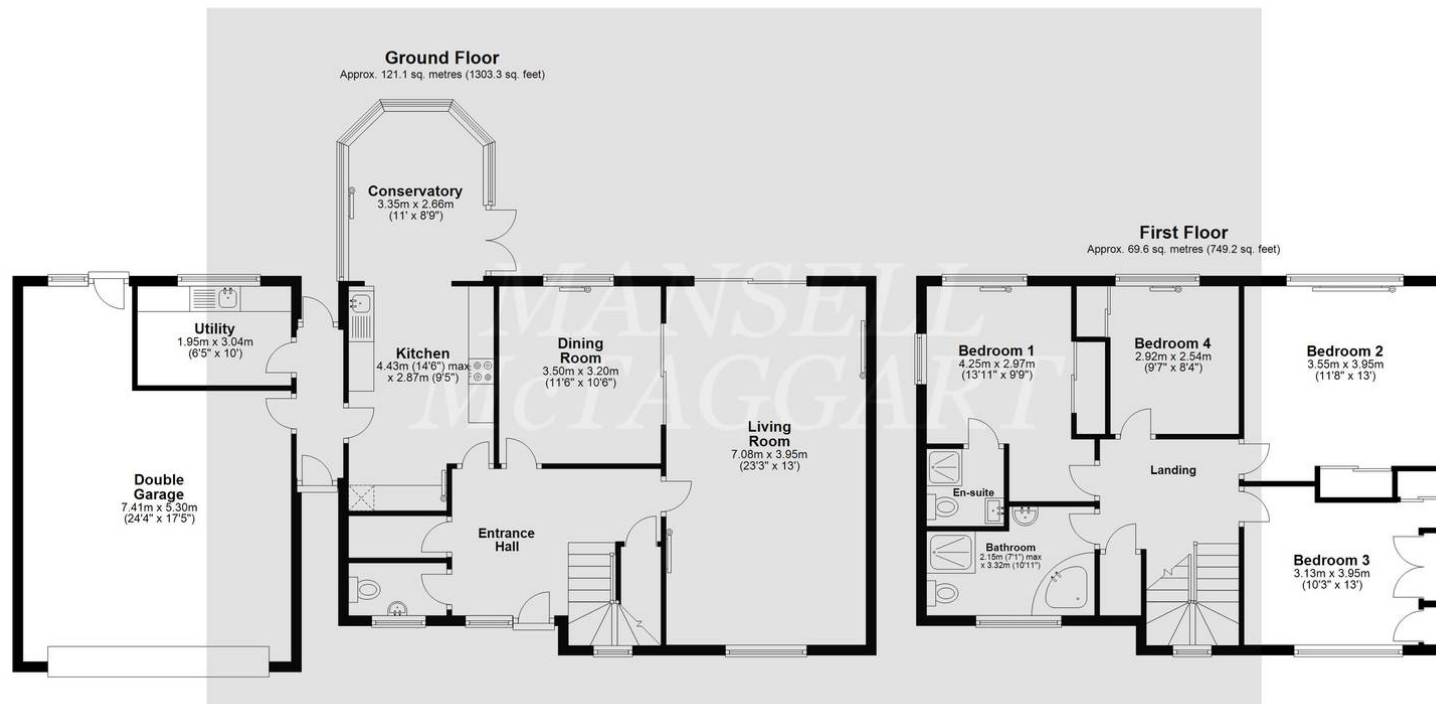


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Heading upstairs, the first floor landing has a large window to front, airing cupboard housing the hot water cylinder, loft access via pull down ladder and access to all bedrooms and family bathroom. Three of the four bedrooms are considered double rooms, and all four rooms come with built-in wardrobe space. Two rooms are of dual aspect and the principal room comes with an en-suite shower room comprising of a shower cubicle, low level WC and wash hand basin. Finally, the family bathroom is of a generous size, whilst fitted to a modern and contemporary finish comprising both a corner bath and separate shower cubicle, pedestal wash hand basin, low level WC and opaque window.

Outside, the front of the property has a long driveway providing off-road parking for numerous vehicles, with the house set back from the road providing a private setting. The front garden is mainly laid to lawn with a range of mature plants, small trees and perimeter hedging. There is a double garage with electric roller door to front with power and light. Gated access leads to the extremely private rear garden, which is a real feature of this home. There is a large expanse of levelled lawn surrounded by a variety of mature shrubs and planted borders, all enclosed by wooden panel fencing to all sides. A substantial patio abuts the foot of the property and due to the size of the plot, the house does lend itself to be extended to rear or side, subject to necessary planning consents.





Total area: approx. 190.7 sq. metres (2052.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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