



Washington Road, Worcester Park KT4 8JJ

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## Washington Road Worcester Park KT4 8JJ

*A beautifully presented three-bedroom family home, ideally positioned in a popular and convenient location, just moments from Worcester Park High Street. The property benefits from off-street parking and a generous south-facing rear garden extending to approximately 68 feet.*

Guide Price £525,000 - £550,000

Three Bedrooms

Two Reception Rooms

Modern Kitchen

Patio, Workshop & Side Access

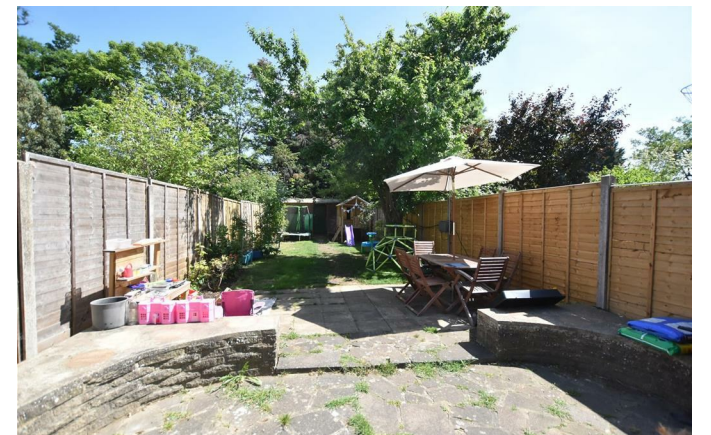
Off-Street Parking

Near High Street & Station

Close To Excellent Schools

68ft South-Facing Garden

EPC Rating: D







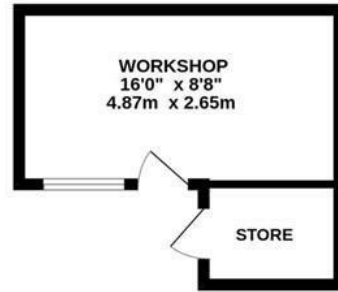
The ground floor offers two spacious reception rooms and a contemporary fitted kitchen which provides ample storage.

Upstairs, the property comprises three bedrooms, including two doubles with fitted wardrobes, and a well-proportioned single bedroom. A family bathroom completes the first floor accommodation.

Externally, the property enjoys a large rear garden with patio area, as well as a workshop/store and gated side access. The front driveway provides convenient off-street parking.

Situated within easy reach of Worcester Park High Street and its wide range of amenities - including shops, restaurants, and a mainline station with regular services to central London - this home is also well placed for several highly regarded schools, including Dorchester Primary School, Cheam Common Infant's Academy, St Cecilia's Catholic Primary School, and Cheam High School.

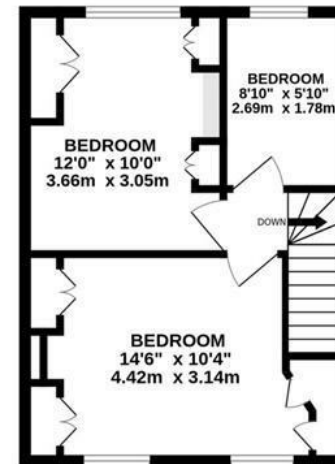




Washington Road,  
Worcester Park KT4 8JJ  
INTERNAL FLOOR AREA  
(APPROX.) 1020 sq ft/ 94.7 sq m  
Including Outbuilding  
Garden extends to 68' (20.72m) approx.



GROUND FLOOR



FIRST FLOOR

V&H Homes

01372 221 678

sales@vhhomes.co.uk

www.vhhomes.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.

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