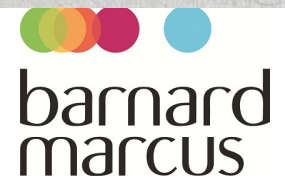




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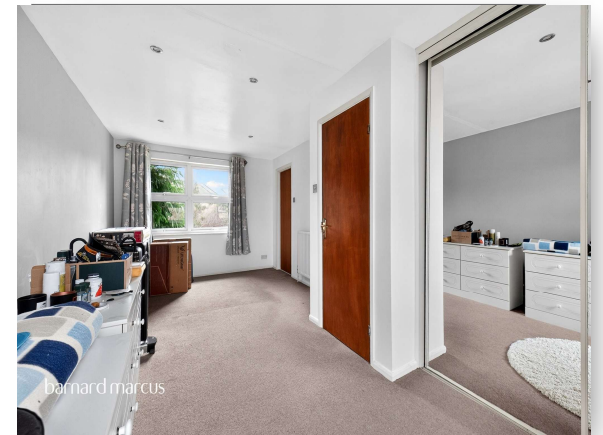
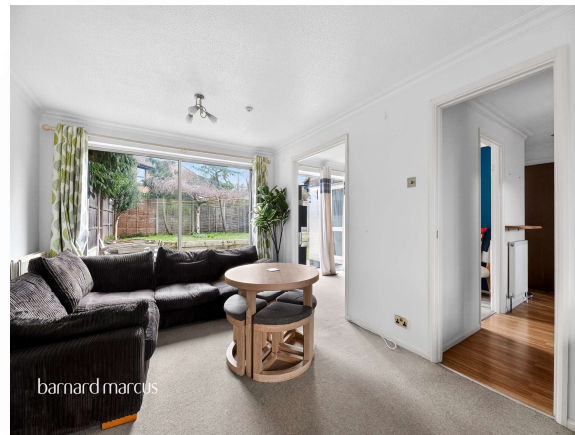
Auriol Park Road, Worcester Park, KT4 7DP

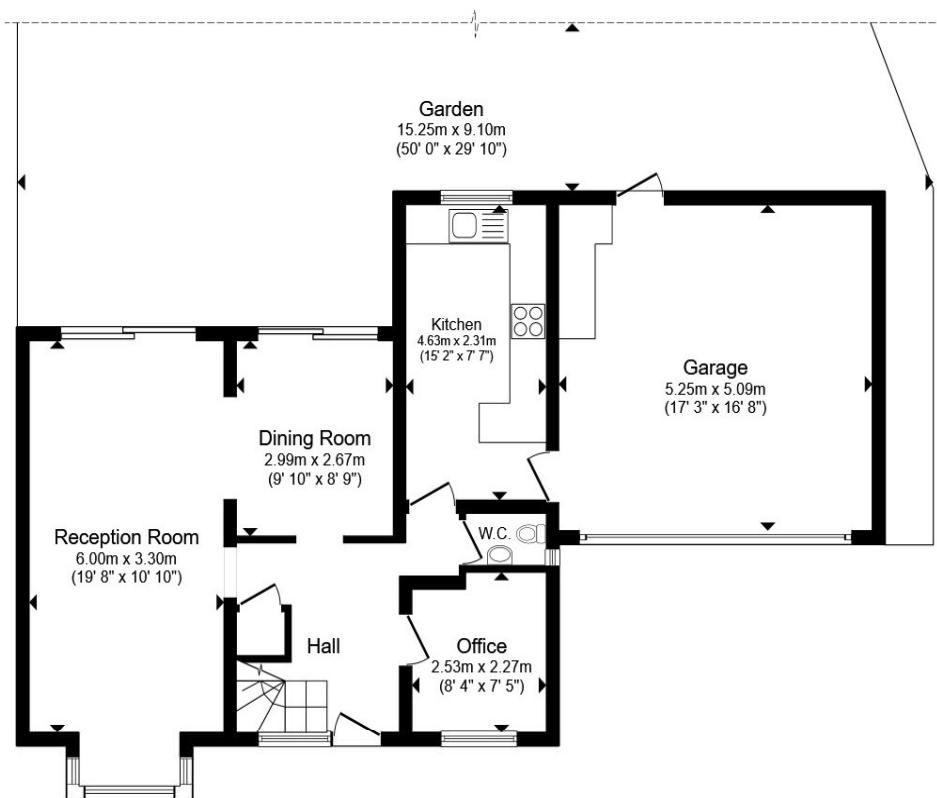


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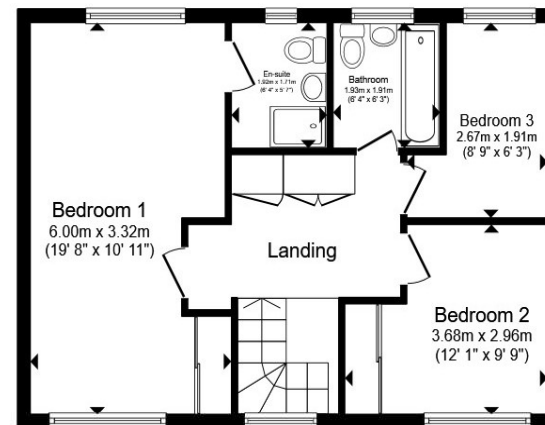
Auriol Park Road, Worcester Park

This detached family home is superbly located and presents an excellent opportunity for buyers seeking a property in need of modernisation. Offering 1,450 sq ft of spacious accommodation, the home benefits from a south-facing garden, a double garage, and is available with no onward chain.





Ground Floor



First Floor

Total floor area 134.7 m² (1,450 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



Set within a sought-after residential location, this three-bedroom detached family home boasts 1450 sq ft of bright and spacious living accommodation across two floors with potential to extend (STPP).

Accommodation

The ground floor offers highly practical space that can comfortably accommodate a large family. To the left, a well-appointed dual aspect reception room provides a generous area for entertaining, further complimented by sliding doors that open directly onto the garden. Adjoining this is the dedicated dining room, which also enjoys an attractive outlook over the rear garden. The fitted kitchen is a particular highlight, featuring integrated appliances, ample work surfaces and a comfortable breakfast area. The double garage-accessible directly from the kitchen-offers excellent storage and presents an outstanding opportunity to extend (STPP). Completing the ground floor is a W.C./cloakroom and a versatile additional room, ideal as a private study or home office, though equally suitable as a further bedroom. The property does require some modernisation, giving buyers the chance to update and improve to their own tastes. The first-floor features three generously sized bedrooms. The primary bedroom has been thoughtfully reconfigured from two former rooms to create a spacious, double aspect suite with fitted wardrobes and an en suite shower room. A further double bedroom provides comfortable accommodation for guests or family members, while the third bedroom offers flexibility as either a generous single or a small double room. A well-appointed family bathroom completes the upper level, and the loft provides additional storage options.

Outside

The property is approached via a private driveway and leads directly to a substantial garage, there is also a tidy lawn with mature shrubs and trees, creating a pleasant first impression. To the rear, the property enjoys a beautifully proportioned south facing garden, extending approximately 50 feet in length and 30 feet in width. Ideal for families and those who love to entertain, this generous outside space offers a well-designed patio providing the perfect setting for alfresco dining and summer parties, which can be conveniently shaded by an electric-operated awning. The garden can also be accessed from the side and from the rear of the garage.

Location

This property occupies a very desirable area for those who require outstanding commuter links, schools, local amenities, and green spaces. Within 1 Mile from multiple stations which include Worcester Park, Stoneleigh and Malden Manor, Commuters can enjoy a direct train to London Waterloo in under 30 minutes. Nearby buses connect you to areas such as Kingston, Sutton, Cheam, and New Malden. The area is further served by highly regarded schools with Cuddington Primary, The Mead and Auriol Park moments away, along with Richard Challoner School within easy reach. Nearby Auriol Park & Shadbolt Park offers a blend of tranquil setting with mature trees, along with a child friendly Playground - ideal for families, leisurely walks and dog owners. Worcester Parks vibrant high street boasts a plethora of well-known retailers including Waitrose, Starbucks, and Sainsburys along with independent shops and cafes, giving a village feel whilst catering to everyday needs.

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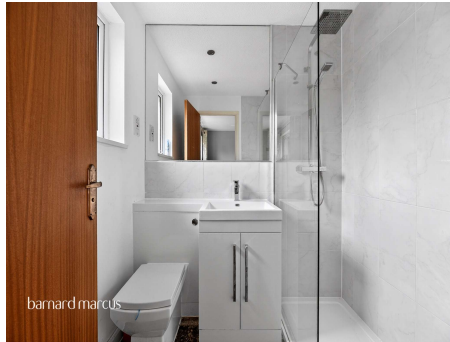
Auriol Park Road, Worcester Park

- 3/4 Bedroom Detached Family Home
- South Facing Garden
- Substantial Garage
- Potential to Extend (STPP)
- No onward chain

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

guide price

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WCP108277



Property Ref:
WCP108277 - 0006

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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