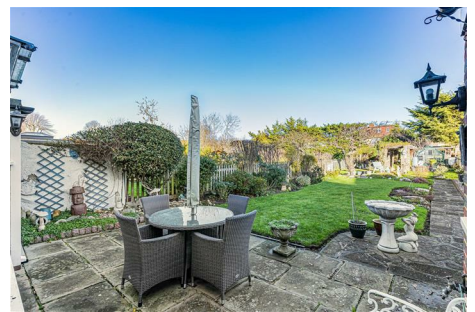


# Butler's

thoughtful estate agency



## Elm Way

Worcester Park, KT4 8LT

If you are looking for a house with real soul, somewhere where you and your family can be truly happy, then this 3 bedroom semi-detached home could be the one for you. It really is a light and airy property that has been historically well cared for, yet has the opportunity for you to make your own mark on it, with the potential to further extend if preferential. Having already had an extension many years ago to the rear, this adds a separate utility, conservatory & shower room from the original layout, so offers that little bit more space, far more convenient for a modern way of living. Location-wise it couldn't get any better. Quiet and peaceful, yet within a highly convenient position, you have excellent schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out and going for walks in green open spaces, especially relevant during warmer months. Inside the house, the lounge is a fabulous space for you to relax and entertain in, perfect for you to snuggle down on a comfy chair with a good book or even spend some time catching up on some quality TV. The real heart of the home is the kitchen/dining room, with good degree of workspace to really cook up a storm. Breakfast ready, you'll enjoy sitting down with your loved ones, looking forward to the day ahead. The bedrooms sizes truly impress and will be a pleasure to relax in, so much so we think that you'll be having a few more 'early nights' as you will be so eager to nestle down in what are incredibly peaceful surroundings. All the rooms are also served by the family bathroom. There's more! How about a wonderful, mature rear garden that will be great for every age range, with a driveway to the front, providing additional parking alongside the tandem garage. With all these benefits and having no onward chain, we think that the new owners will be very lucky indeed!

Guide price £675,000



# Elm Way

## Worcester Park, KT4 8LT



- Handsome 3 bedroom semi-detached house
  - Stunning mature rear garden
  - Potential to further extend up & out - subject to the relevant consents
  - Desirable & sought after road, perfect for families
- NO ONWARD CHAIN
  - Historical extension to rear adding a utility and shower room
  - Kitchen/dining room leading to conservatory
- In need of updating but a perfect home for you to make your own
  - Driveway and tandem garage
  - Close to excellent schooling, transport links & amenities

### GROUND FLOOR

Hallway

Living Room  
17'7 x 13' (5.36m x 3.96m)

Kitchen/Dining Room  
19'3 x 9'5 (5.87m x 2.87m)

Utility Area  
9'10 x 7'3 (3.00m x 2.21m)

Shower Room  
5'1 x 4'7 (1.55m x 1.40m)

### FIRST FLOOR

Landing

Bedroom  
14'7 x 11'1 maximum (4.45m x 3.38m maximum)

Bedroom  
12' x 10'6 maximum (3.66m x 3.20m maximum)

Bedroom  
8' x 6'7 (2.44m x 2.01m)

Bathroom  
7'11 x 5'11 (2.41m x 1.80m)

### OUTSIDE

Driveway

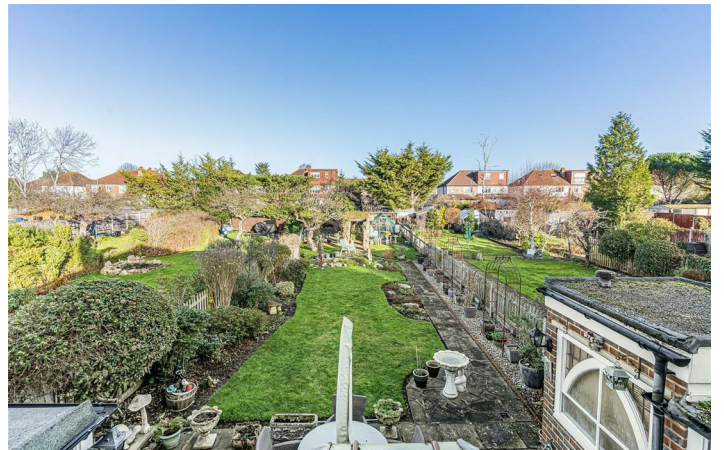
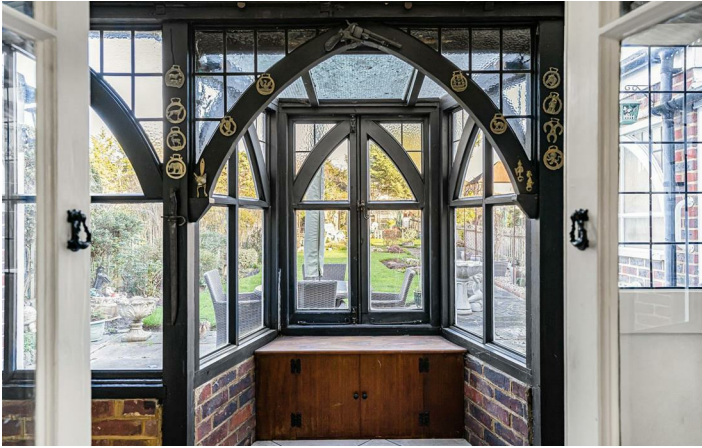
Garage  
32'10 x 6'11 (10.01m x 2.11m)

Front Garden  
  
Mature Rear Garden



Directions

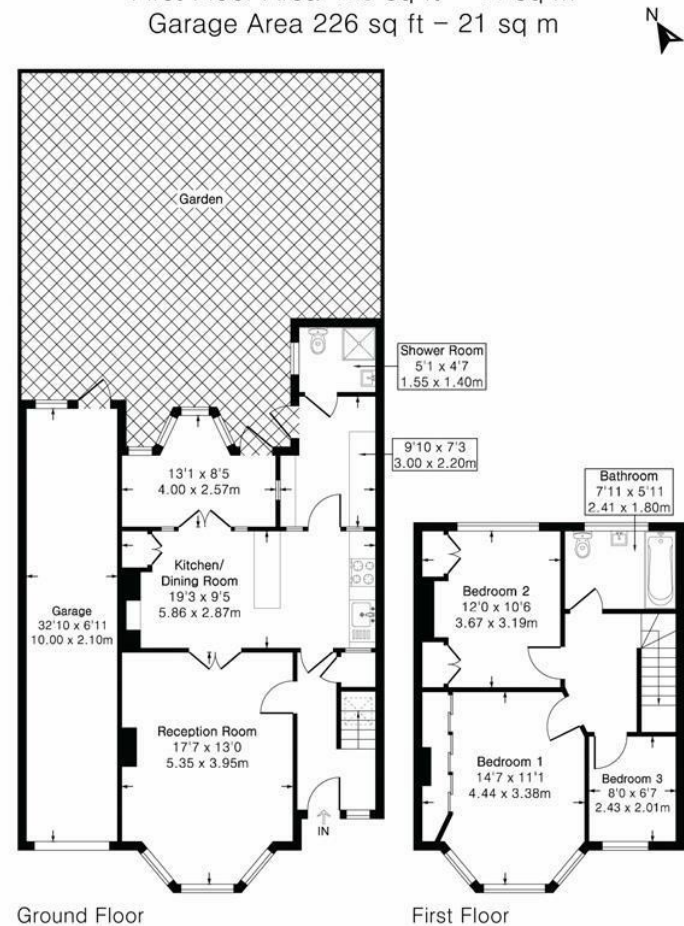






Floor Plan

**Approximate Gross Internal Area 1117 sq ft - 103 sq m**  
**(Excluding Garage)**  
Ground Floor Area 639 sq ft – 59 sq m  
First Floor Area 478 sq ft – 44 sq m  
Garage Area 226 sq ft – 21 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

