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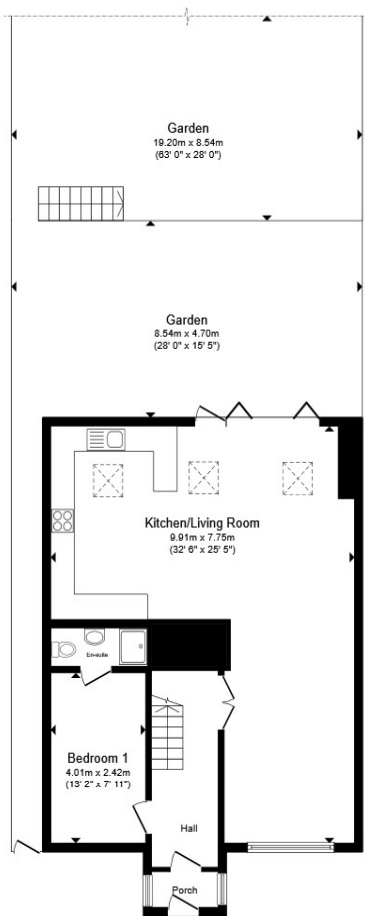
Grafton Road, Worcester Park, KT4 7QQ

welcome to

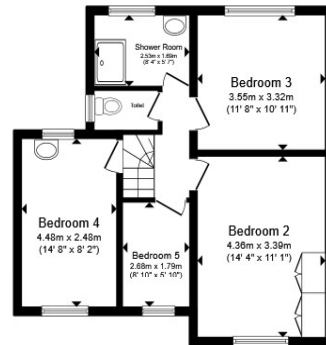
Grafton Road, Worcester Park

A meticulously extended five bedroom semi-detached family home located within a Premier area of Worcester Park. Benefits include 1,398 sq ft of spacious accommodation, 91 ft private garden and off-street Parking. Immediate Inspection Advised.





Ground Floor



First Floor



Total floor area 129.9 m² (1,398 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



Location set within a sought-after residential road; this beautifully extended five-bedroom semi-detached family home offers generous and flexible accommodation across two floors.

The ground floor features an impressive open-plan kitchen/dining room which is meticulously designed for modern family living and entertaining. The modern kitchen benefits from ample storage, integrated appliances, and a large island. Skylights and bi-folding doors allow natural light to flood the space, enabling alfresco dining. Completing the downstairs is a bedroom with en-suite, ideal for guests, study/office space or an additional bedroom for large families. Upstairs, the property offers four bedrooms, including three doubles and a practical study/single bedroom. The bedrooms are served by a separate family bathroom and W/C.

Externally, the property enjoys off street parking for 3+ Vehicles and a private rear garden, thoughtfully designed with patio area with steps down to a tidy lawn - ideal for entertaining and family use.

Location

Set within Worcester Parks Premier locations, Grafton Road is a popular sought-after road with the charm of a leafy suburban setting - whilst being near local amenities and Worcester Parks vibrant high street. The area is served by multiple primary and secondary schools, many of which are highly regarded resulting in families deciding this as a key location. Commuters are treated to an array on connections allowing you to nearby Sutton, Kingston, Epsom and surrounding towns - whilst those who commute into London can enjoy Worcester Park's regular link connecting you to London Waterloo in under 30 minutes.

welcome to

Grafton Road, Worcester Park

- Five Bedrooms
- Semi-Detached Family Home
- 91 ft Private Garden
- Off Street Parking
- Extended

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

offers in excess of

£800,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/WCP108311](https://www.barnardmarcus.co.uk/Property/WCP108311)



Property Ref:
WCP108311 - 0003

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