

# Butler's

thoughtful estate agency



Washington Road  
Worcester Park, KT4 8JQ  
Offers over £475,000



# Washington Road, Worcester Park, KT4 8JQ

This attractive, end of terrace home is in need of some modernisation, but comes with bags of potential, ideal if you are looking for a property to live in and put your own mark on as you go.

Have you ever dreamed of living in a quiet road, yet on the doorstep of excellent amenities, open spaces, schools and transport links? It's just a quick stroll into the high street, with you having outstanding schooling in close proximity. Worcester Park station provides quick links into the City, so you can be into town in well under an hour.

Despite all of this, sitting in your generously sized, mature rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book or even have a few friends over when the work is done.

Within the home, you'll appreciate the abundance of features and charm that still remain, ideal for you to be sympathetic during your renovations. Inside, the layout of the ground floor currently offers a huge amount of versatility, with a front reception and separate dining room. This is adjacent to the kitchen, with both rooms giving access to the garden.

Upstairs, there is potential in abundance, with two spacious double bedrooms. There is also a possibility for a loft conversion (or rear extension) if you have a large family - subject to the relevant permissions. Finishing off the house internally is a bathroom serving all the rooms.

On the outside there is the aforementioned garden to the rear - with the bonus of a side driveway.



## GROUND FLOOR

Hallway

Living Room

12'11 x 10'11 (3.94m x 3.33m)

Dining Room

9'11 x 9'1 (3.02m x 2.77m)

Kitchen

9'1 x 6' (2.77m x 1.83m)

## FIRST FLOOR

Landing

Bedroom

16'3 x 10'7 (4.95m x 3.23m)

Bedroom

11'6 x 10'2 (3.51m x 3.10m)

Bathroom

8'6 x 5'11 (2.59m x 1.80m)

## OUTSIDE

Side Driveway

Rear Garden

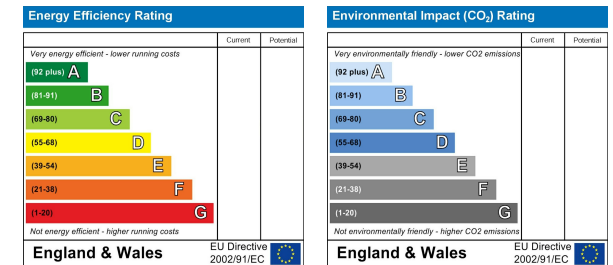
## Area Map



## Floor Plan



## Energy Efficiency Graph



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