



34 Beverley Road, Worcester Park, KT4 8LX
Guide price £750,000

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OFFERED WITH NO ONWARD CHAIN.

A loft converted semi-detached family home with further planning permission granted for a single storey side and rear extension, located in a quiet residential road in the ever popular Worcester Park.

The accommodation offers four really good size bedrooms, a family bathroom, luxury en suite to the principle bedroom, two generous reception rooms and a fitted kitchen with pantry.

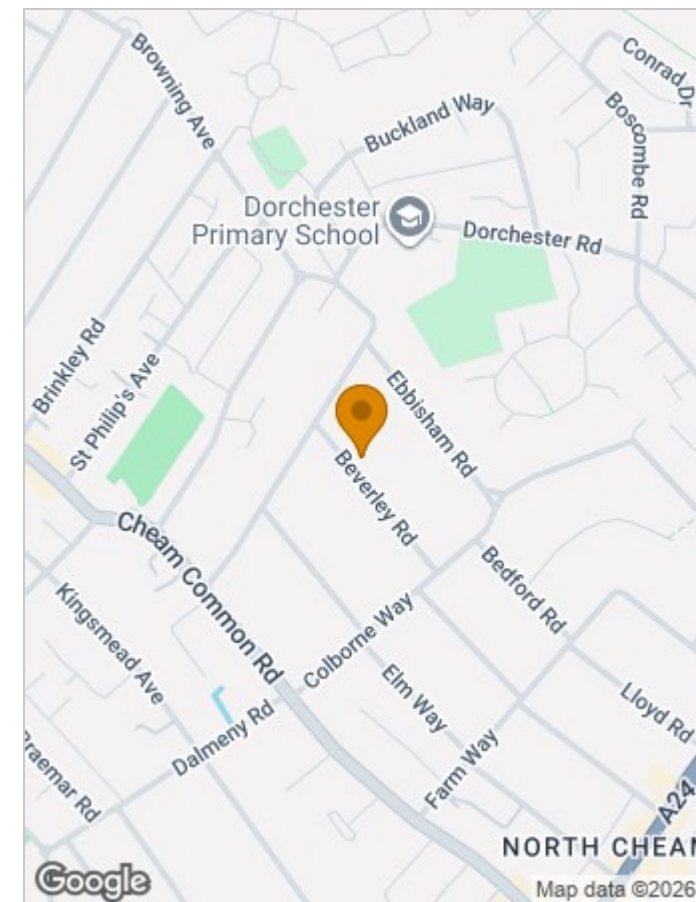
The long rear garden is mainly laid to lawn with planted borders, a detached garage and side access to the front of the dwelling where there is a driveway with ample parking.

Beverley Road is in a suburban area that sits on the border of South West London and Surrey. While historically associated with Surrey, the road administratively falls within the London Borough of Sutton. The home is positioned roughly 1.0 kilometre away from Worcester Park Railway Station, which is a London Zone 4 station offering direct South Western Railway services into London Waterloo.

Schools in the immediate Worcester Park area are highly regarded, with local state primary schools delivering student achievement metrics that sit comfortably above the national England average. The neighborhood acts as a prime launching pad for families aiming to access top-tier grammar, academy, private and state schools across the adjoining boroughs of Sutton, Kingston upon Thames, and Surrey.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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