



barnard marcus

Ebbisham Road, Worcester Park, KT4 8NE



welcome to

Ebbisham Road, Worcester Park

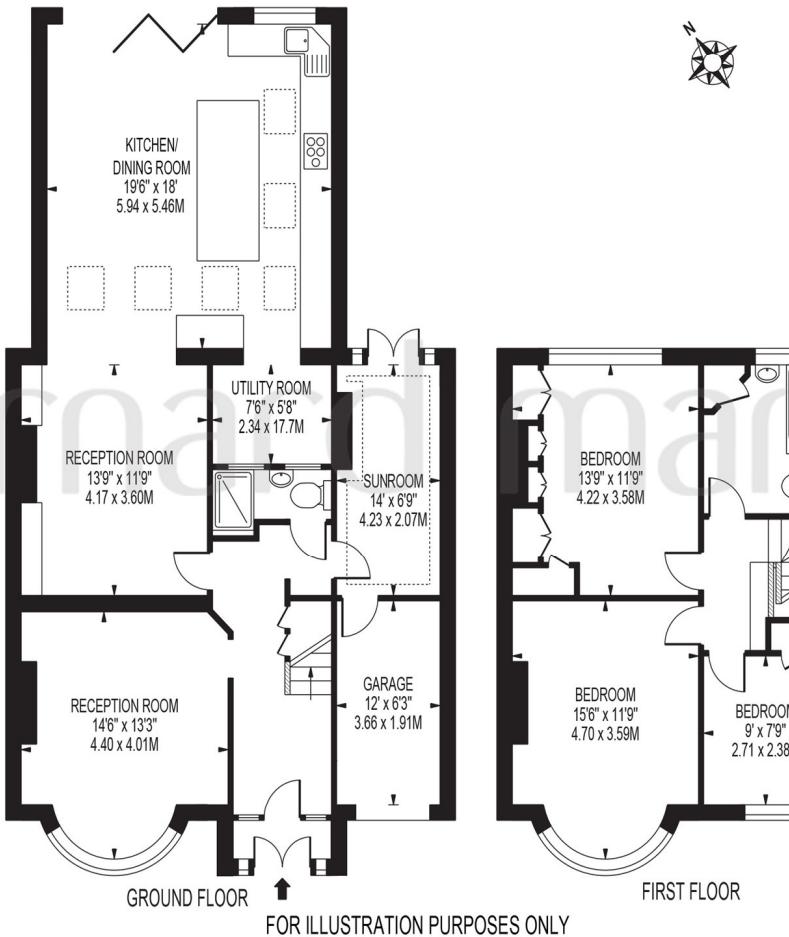
Immediate Inspection is highly advised to appreciate this extended 3-bedroom semi-detached family home which occupies one of Worcester Park's premier roads. Benefits include 200 ft garden, off street parking and Potential to extend further (STPP).



EBBISHAM ROAD, WORCESTER PARK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1534 SQ FT - 142.52 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 75 SQ FT - 6.99 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Very few properties offer as much as Ebbisham Road...

Accommodation

Situated on one of Worcester Park's premier roads, this substantial semi-detached family home boasts 1534 sq ft whilst offering scope to extend further (STPP).

The ground floor provides well-appointed living areas, ideal for a large family and for those who love to entertain. In our opinion, the heart lies within the extended Kitchen/Dining room which has been cleverly configured to include a Utility room and adjoin the existing reception area. A further benefit of the area is the modern kitchen which includes a breakfast bar, underfloor heating and bi-folding doors leading to the patio area - ideal for alfresco dining, barbecues and family entertainment. Completing the ground floor is a large entrance hall, bay-fronted reception area, downstairs Bathroom with shower and garage with adjoining sunroom.

Upstairs is typical of 1930's house of this nature, with two double bedrooms, a generous single/study and family bathroom. The loft is easily accessible and has been fully boarded to allow ample space for storage with a further benefit of Velux windows allowing natural light. Many properties on this road have taken the opportunity to extend to its full potential - including double story side extension and converting the loft area to a principal bedroom suite with en-suite bathroom.

Outside

To the front, the property enjoys a private driveway which can comfortably host two vehicles along with access to the garage adjoining the property. What makes this family home unique is the private rear garden - 200 ft in length and mainly laid to lawn, the area is ideal for a large family and those who are green-fingered. To the rear of the garden, you will find a small orchard and treehouse/cabin.

Location

Worcester Park is located on the borders of Surrey & Southwest London. Located just 10 miles from Central London, Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Gatwick & Heathrow Airports.

Worcester Park's bustling High Street enjoys a host of familiar brands including Waitrose, Sainsburys, Pizza Express, Costa, Caffe Nero, Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and an array of eateries to satisfy most culinary requests. Young families are attracted to Worcester Park's plethora of high performing schools and no less than seven parks including the vast and picturesque Nonsuch Park,

welcome to

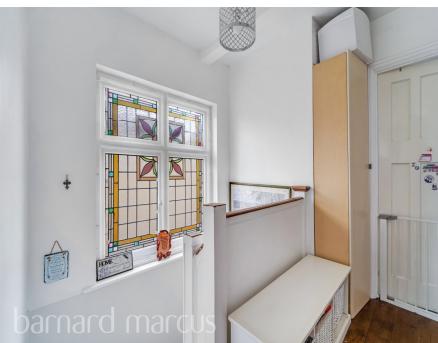
Ebbisham Road, Worcester Park

- Three Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Extended Kitchen Diner with underfloor heating
- Stunning 200ft Rear Garden
- Planning permission Granted

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£775,000



view this property online barnardmarcus.co.uk/Property/WCP107941

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.



Property Ref:
WCP107941 - 0010

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.

Please note the marker reflects the postcode not the actual property



020 8330 0141



WorcesterPark@barnardmarcus.co.uk



67 Central Road, Worcester Park, Surrey, KT4 8EB



barnardmarcus.co.uk