



Dorchester Road, Worcester Park, Surrey, KT4 8NW  
Offers in excess of £575,000



## Dorchester Road, Worcester Park, Surrey, KT4 8NW

- Three / Four Bedroom Semi-Detached Family Home
  - Open plan Kitchen / Breakfast Room
    - Two Reception Rooms
    - Downstairs Bathroom
- Within Catchment Area For Good Schools
  - Sought After Location
  - Outstanding Transport Links
  - Potential To Extend STPP

This stunning three / four bedroom family home is situated on one of the most sought after roads in the area and close to top local schools and shops.

The property flows very well downstairs, The ground floor compromises of two reception rooms, the front room has the added benefit of electric fireplace to enjoy cozy nights in, a beautifully extended kitchen/diner which is great for entertaining and a office room / fourth bedroom with an en-suite shower room. French doors will open onto the large patio from the second reception room to the rear garden which is very secluded.

To the first floor are three generously proportioned bedrooms and a family bathroom. This property would suit any growing family looking for







their forever home that is situated in a great residential area surrounded by leafy parks and outstanding schools.

Towards the front of the property sits a brick block driveway, whilst to the rear is a 60ft lawned garden.

#### Area

Worcester Park's attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Costa, Caffè Nero, Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and a diverse 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, formally the site of Henry VIII's Nonsuch Palace.

#### Disclaimer

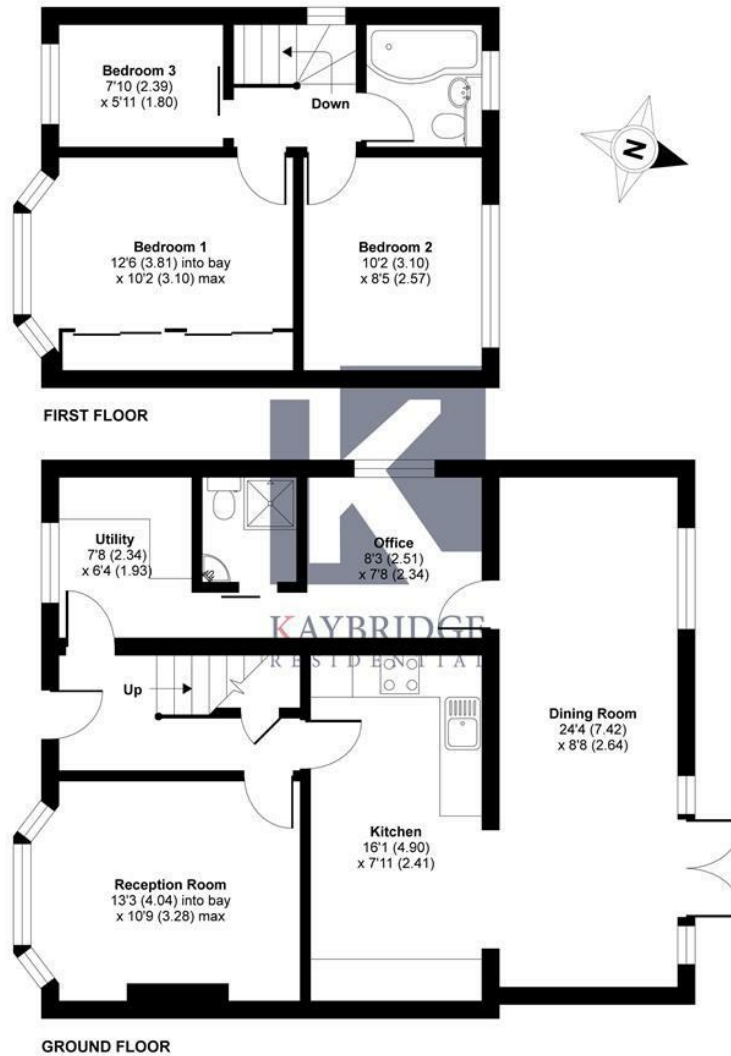
These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers/tenants are always advised to commission a full inspection and structural survey of the property before deciding to proceed with a purchase or rental.





# Dorchester Road, Worcester Park, KT4

Approximate Area = 1083 sq ft / 100.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Kaybridge Residential Ltd. REF: 767961

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



23 The Broadway Stoneleigh, Epsom, Surrey, KT17 2JE  
T: 0208 004 0474  
E: info@kbridge.co.uk  
www.kbridge.co.uk

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