



Grafton Road,



£675,000

- Detached House
- Three Bedrooms
- Kitchen / Breakfast Room
- Separate Utility Room
- Downstairs W/C
- Conservatory
- Southerly Aspect Garden
- Garage & Driveway



This detached cottage style home has considerable kerb appeal and is situated in a highly sought after road within easy walking distance of Worcester Park railway station and town centre, as well as local schools and parkland.

The property offers a bright and spacious kitchen with an archway to the dining room at one end and a separate utility room at the other.

The decor is stylish yet homely throughout, achieving a delicious balance between contemporary and quaint.

To the front of the property the double aspect lounge has a charming fireplace and double doors to the dining room, which in turn has wood framed bi folding doors to the conservatory.

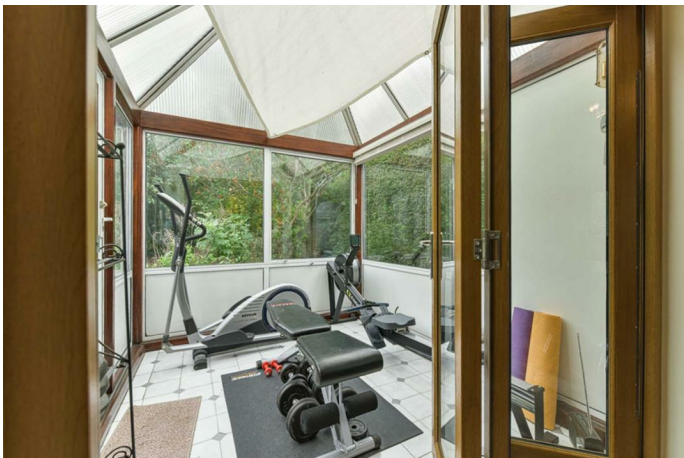
Upstairs are three generously proportioned bedrooms and a refitted family bathroom. The property has elapsed planning permission for extension above the garage to add further bedrooms if required.

To the side of the front garden is a driveway which leads to a single garage, while to the rear is a large yet secluded garden with a Southerly aspect.

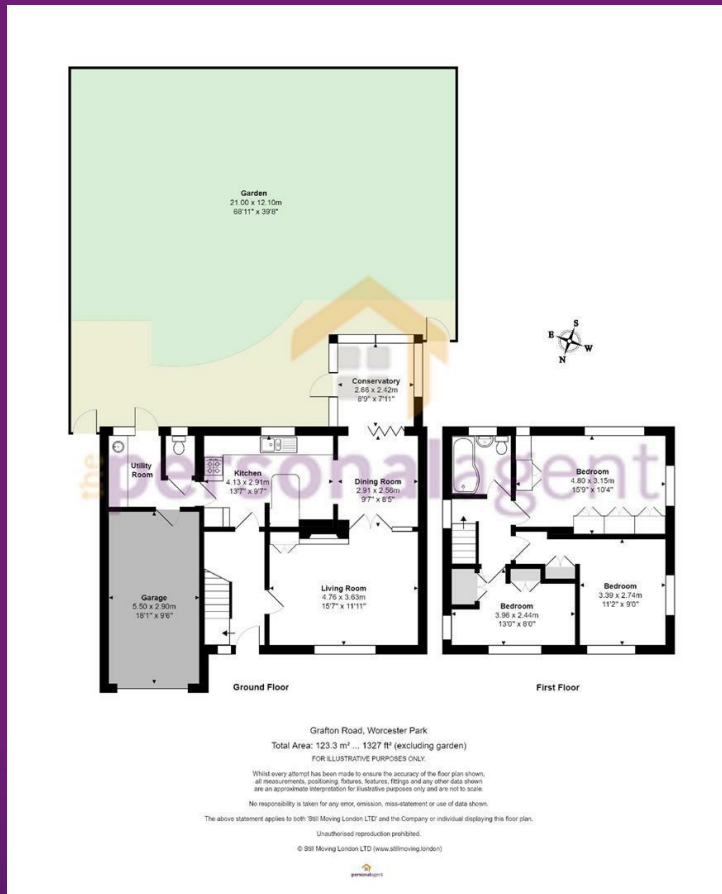
Early viewing of this desirable home highly recommended to avoid disappointment.

Grafton Road is situated in one of the more leafy parts of the area with ample parkland and sports facilities nearby, whilst within walking distance are Worcester Park railway station and multiple bus routes. The nearby A3 provides direct road access to central London as well as links to the M25.

Tenure: Freehold







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	

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