



Burnham Drive, Worcester Park  
**Offers in excess of: £675,000**

*Freehold*





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This substantial family home is offered for sale with no onward chain, with potential to greatly extend (STPP). Situated in a sought-after residential area, this makes an ideal purchase for the growing family. With a wide range of schooling for all ages, within the public and private sector.

The living space is in excess of 1200sq ft. The ground floor has a porch, entrance hall with a kitchen diner to the rear. There are three reception areas, currently in use as a formal dining room, lounge and a family area to the rear. The first floor has three bedrooms, two of which are double, with the master benefitting from fitted cupboards. To complete the upstairs, there is a family shower room and a separate WC.

Externally, to the rear, there is a large patio area, tandem shed with a lawn in excess of 110ft. A precedent has been set in the road with neighbouring properties extending, so this could provide space for an extra reception room, or a large kitchen diner could be added (STPP). At the front of the property there is an attractive garden, with off street parking and a garage.



**Porch**

Wooden front door, tiled floor, downlighter.

**Dining Room**

16' x 12'6" (4.88m x 3.8m)

UPVC double glazed window to front aspect, carpeted floor, radiator, downlighter.

**Entrance Hall**

Wooden frame front door with obscured glass, radiator, downlighter, carpeted floor.

**Lounge**

11'3" x 13'10" (3.43m x 4.22m)

Carpeted floor, UPVC double glazed window to front aspect, downlighter, fireplace.





### Family Room

11'3" x 10'7" (3.43m x 3.23m)

UPVC double glazed window to rear aspect, double glazed door leading to the garden, UPVC window to side aspect, carpeted floor, radiator, downlighter.



### Kitchen Diner

12'6" x 11' (3.8m x 3.35m)

Strip lighting, laminate flooring, UPVC double glazed windows to the rear aspect, ample range of base and eye level units, stainless steel sink, UPVC double glazed door to side aspect.



### Bedroom One

16'3" x 16' (4.95m x 4.88m)

UPVC double glazed window to front aspect, two fitted wardrobes, carpeted floor, wall lights, radiator.



**Bedroom Two**

11'3" x 13'10" (3.43m x 4.22m)

UPVC double glazed window to the rear, carpeted floor, radiator, downlighter.



**Bedroom Three**

7'2" x 9'2" (2.18m x 2.8m)

UPVC Oriel window to front aspect, carpeted floor, wall lights, radiator, storage cupboard.

**Bathroom**

7'2" x 9'2" (2.18m x 2.8m)

UPVC obscured double glazed window to the rear, extractor fan, storage, vanity wash basin, shower cubicle and lino flooring.

Separate WC:

Low level WC, UPVC obscured double glazed window to rear aspect, vanity sink.





### **Rear Garden**

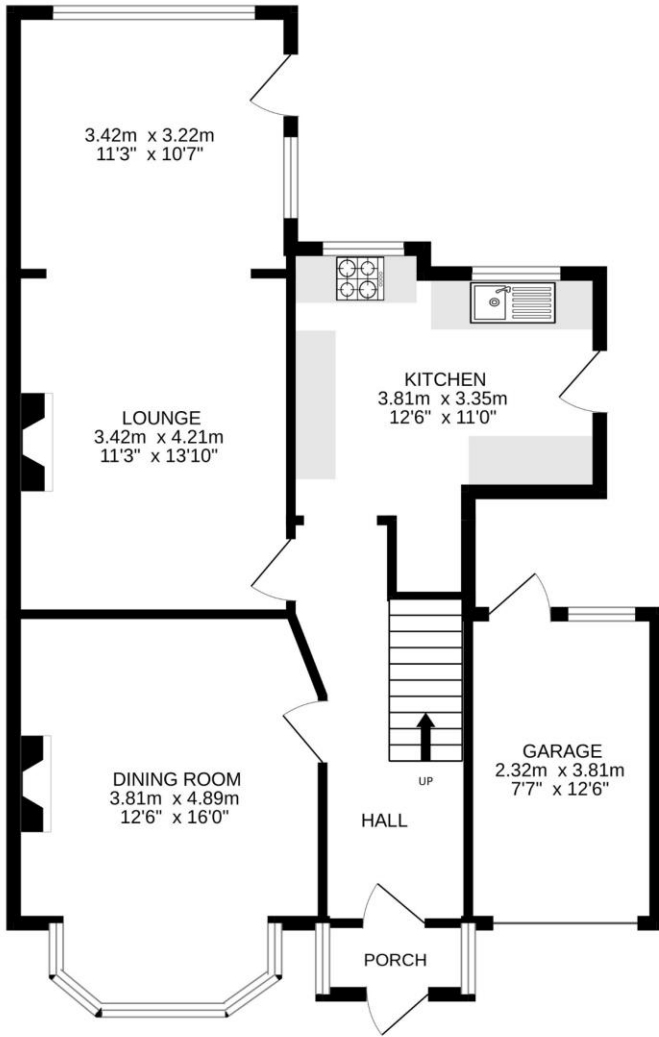
Large patio area, tandem garden shed, lawn area with mature hedging to the left-hand side.

### **Garage**

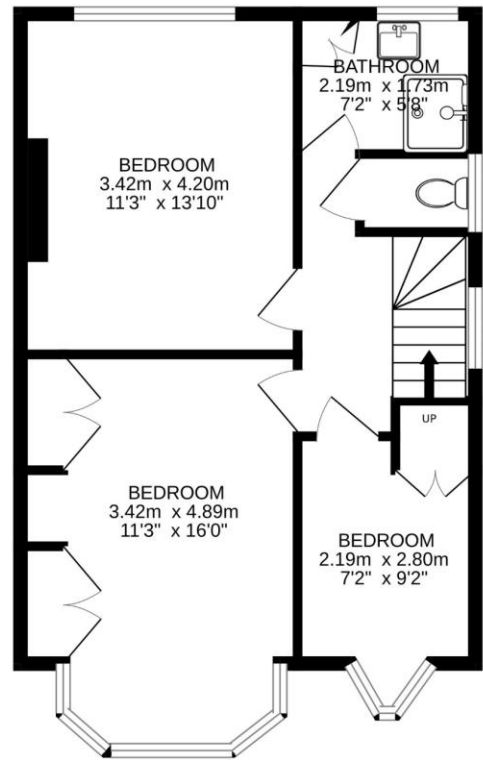
7'7" x 12'6" (2.3m x 3.8m)

- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

### **Your View...**



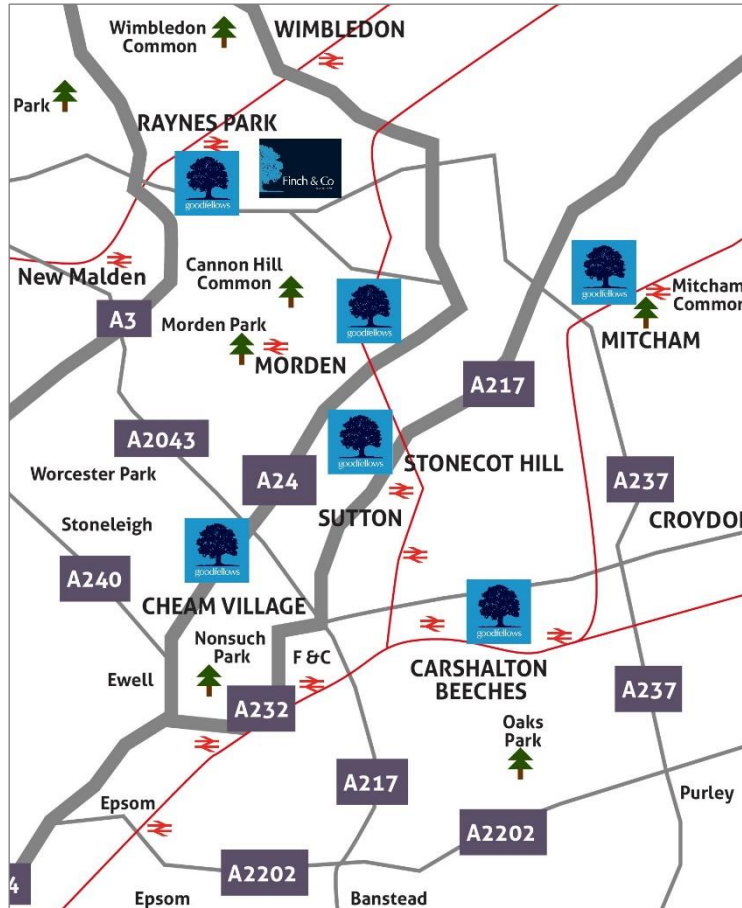
Ground floor  
73.0 sq.m. (786 sq.ft.) approx.



1st floor  
47.6 sq.m. (512 sq.ft.) approx.

TOTAL FLOOR AREA : 120.6 sq.m. (1298 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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# Goodfellows Branch Network



## Local Authority

## Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

## Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

## Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

## Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

## All Measurements

All Measurements are Approximate

## Goodfellows - Stonecot Hill

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For full EPC please contact the branch