



  
HENLEY HOMES

47 Farm Way | Worcester Park  
Surrey | KT4 8RZ |





This remarkably spacious 3 bed semi-detached family home is situated in the highly desirable location of Worcester Park. On the ground floor there are three spacious reception rooms, two kitchens, coats cupboard and cloakroom. Upstairs there are three bedrooms with two of them having fitted wardrobes and a large shower room. Outside the landscaped and secluded rear garden with large patio area, lawn and well stocked flower beds. There is also a garage to the side, off street parking and a large driveway to house 2 to 3 cars. This light and bright property has great extension potential STPP. This popular residential road is within easy reach of both Worcester Park High Street with a range of independent shops, restaurants, café's, hair and beauty salons and Waitrose supermarket. The house is conveniently positioned for transport links with the mainline station at Worcester Park offering access to Waterloo via Wimbledon and Clapham Junction stations in 25- 30 minutes.



### Entrance Hall

Wood effect laminate flooring.

### Kitchen 1 8' 5" x 7' 0" (2.56m x 2.13m)

Rear aspect, wood effect laminate flooring, electric oven, gas hob with extractor hood, 1 1/2 sinks, drinking water tap, high and low level storage.

### Sitting Room 15' 0" x 12' 9" (4.57m x 3.88m)

Front aspect, wood effect laminate floor, gas feature fireplace, large bay window.

### Dining Room 13' 4" x 11' 6" (4.06m x 3.50m)

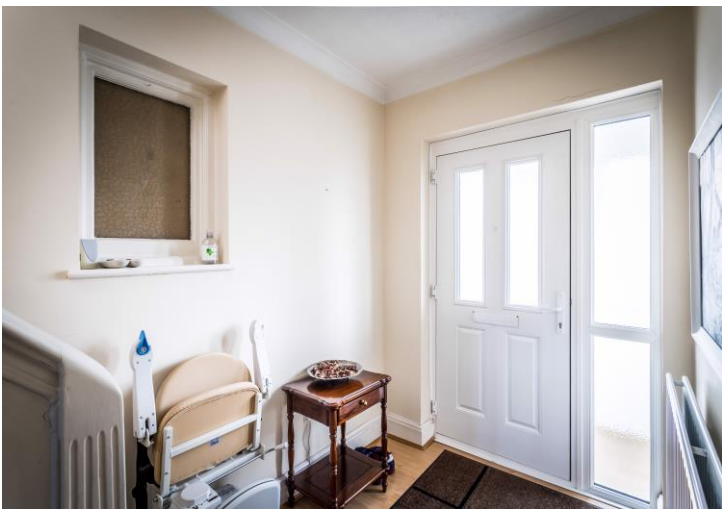
Rear aspect, wood effect laminate flooring.







**Family Room 26' 4" x 7' 2" (8.02m x 2.18m)**  
Rear aspect, patio doors leading into the garden.





**Kitchen 2 20' 2" x 6' 5" (6.14m x 1.95m)**

Rear aspect, wood effect laminate flooring, integrated dishwasher, electric oven with electric hob and extractor fan, high and low level storage, sink, space for large American style fridge/freezer, space for washing machine.

**Coats cupboard**

**Cloakroom**

Ceramic tiled floor and part tiled walls, low level WC, wall mounted wash hand basin.







**Bedroom 1** 15' 4" x 12' 1" (4.67m x 3.68m)  
Front aspect, large bay window, built in wardrobes and make up unit with drawers.

**Bedroom 2** 13' 3" x 11' 4" (4.04m x 3.45m)  
Rear aspect, fitted wardrobes.

**Bedroom 3** 7' 8" x 6' 8" (2.34m x 2.03m)  
Front aspect.





**Shower Room 8' 7" x 7' 1" (2.61m x 2.16m)**

Rear aspect, ceramic tiled floor and walls, low level WC, wash hand basin on vanity unit, heated towel rail, shower cubicle with wall mounted shower attachment, storage cupboard.







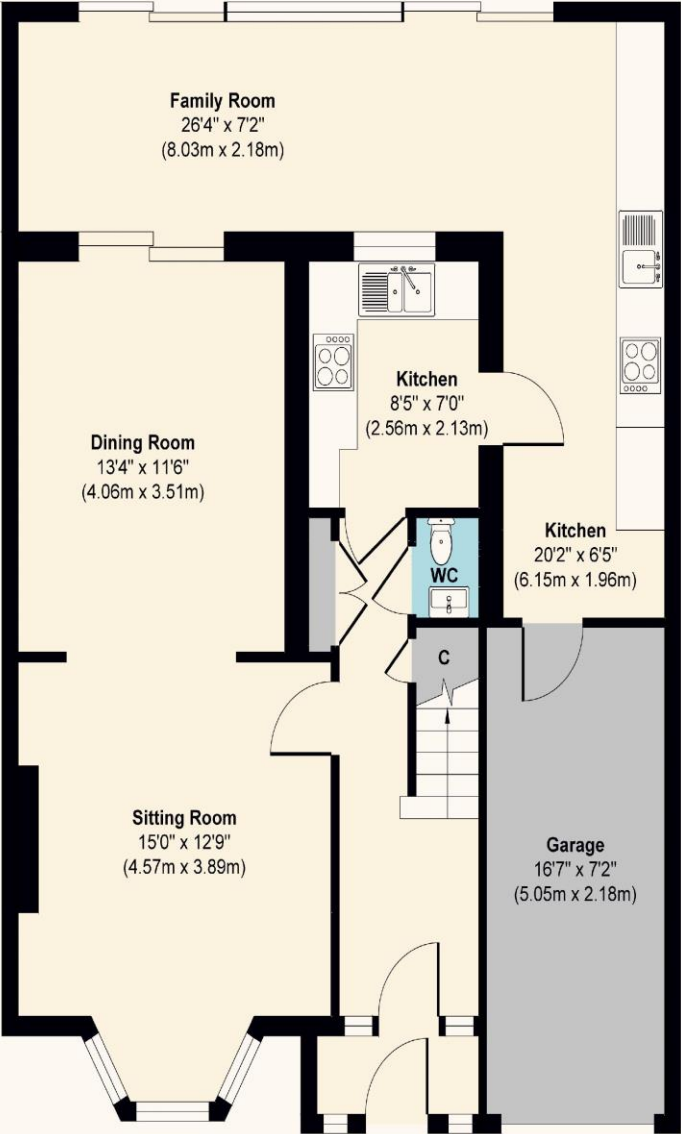
**Garage** 16' 7" x 7' 2" (5.05m x 2.18m)

**Rear Garden** 102' 0" x 28' 0" (31.07m x 8.53m)

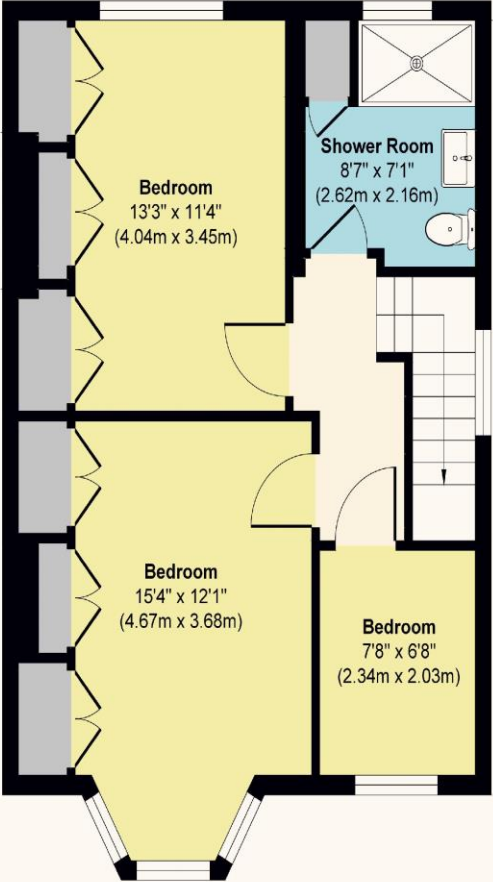




# Farm Way KT4



**Ground Floor**  
 Approximate Floor Area  
 837 sq. ft  
 (77.75 sq. m)



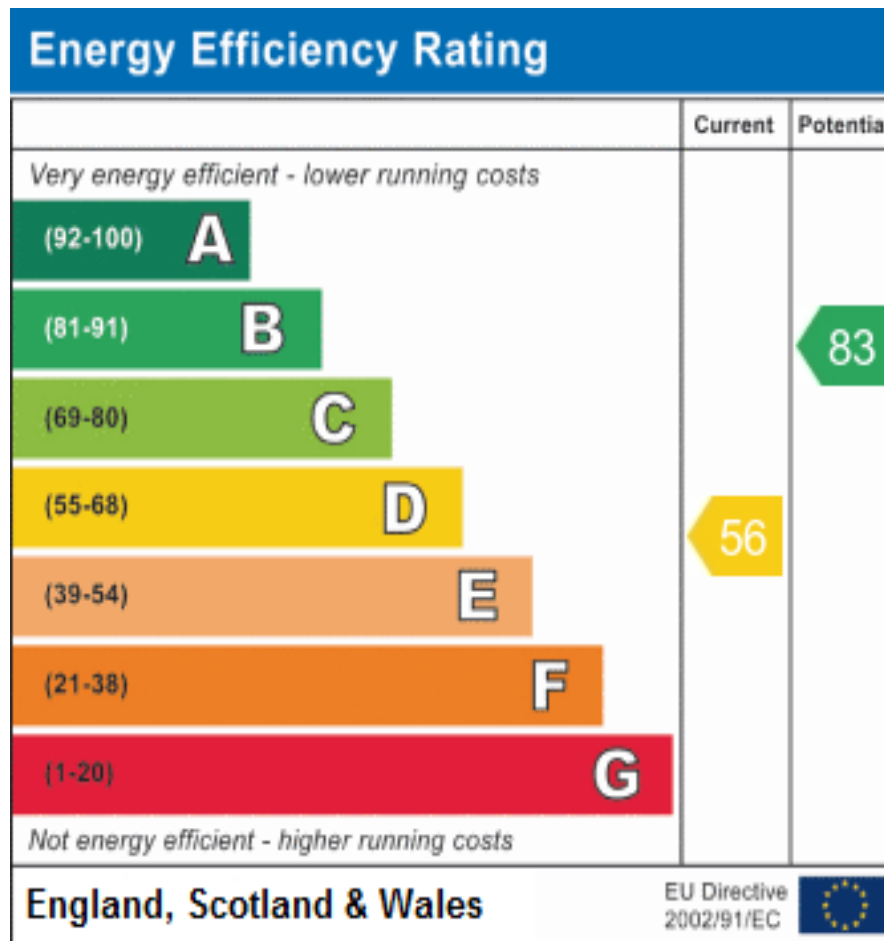
**First Floor**  
 Approximate Floor Area  
 500 sq. ft  
 (46.45 sq. m)

**Approx. Gross Internal Floor Area 1337 sq. ft / 124.21 sq. m**  
**Approx. Gross Internal Garage Area 121 sq. ft / 11.24 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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