



**51 Grafton Road, Worcester Park, KT4 7QQ**  
**£800,000**

Thomas & May is delighted to bring to the market this well presented and extended four bedroom semi detached family home located within easy reach of local shops, amenities and Worcester Park, Malden Manor and Tolworth mainline stations. Accommodation comprises: fitted kitchen with utility room, through lounge, family room, cloakroom, principle bedroom with ensuite, 3 further bedrooms and a family bathroom. The property also benefits from a rear garden, garage and off-street parking for several cars.

### **Entrance**

Part glazed front door with adjacent double glazed windows leading into entrance hall. Hall has wood effect laminate flooring, power points, telephone point, radiator, smoke alarm, control panel for security alarm, thermostat control for central heating, doors leading to:

### **Family Room 14'11" x 10'9" (4.56 x 3.3)**

Front aspect double glazed window, wood flooring, power points, telephone point, radiator.

### **Lounge / Dining Room 26'2" x 11'9" (8.0 x 3.59)**

#### **Lounge Area**

Front aspect double glazed window, wood effect flooring, radiator, feature fireplace, power points, telephone point, satellite aerial point.

#### **Dining Area**

Continuation of wood effect flooring, power points, glazed double doors leading to:

### **Kitchen / Breakfast Room 22'6" (max) x 17'1" (max) (6.86 (max) x 5.21 (max))**

Rear aspect double glazed window, double glazed French doors opening onto rear patio, three Velux style skylights, tiled floor, feature radiator, power points.

#### **Kitchen**

Range of wall and base units, roll edged worktop, one and a half bowl sink with drainer and mixer tap, integrated Bosch gas hob, integrated Bosch double oven, space and plumbing for dishwasher, space for American style fridge / freezer, extractor fan, power points, door leading to:

#### **Utility Room**

Double glazed frosted door leading to rear garden, space and plumbing for washing machine, continuation of tiled flooring, power points, door leading to:

#### **Cloakroom**

Side aspect double glazed frosted window, two piece suite comprising low level wc, wash basin with mixer tap, continuation of tiled floor.

#### **Stairs**

Turning staircase leading to first floor landing which has hatch giving access via ladder to a part boarded loft, radiator, door leading to:

### **Principle bedroom 18'7" x 10'7" (5.67 x 3.25)**

Front aspect double glazed window, radiator, power points, TV aerial point, door leading to:

#### **Ensuite**

Rear aspect double glazed frosted window, three piece suite comprising low level wc, wash basin with mixer tap, shower cubicle with power shower, extractor fan, radiator, tiled walls, wood effect flooring.

### **Bedroom 2 14'0" x 10'11" (4.29 x 3.35)**

Front aspect double glazed window, wood flooring, power points, radiator.

### **Bedroom 3 11'9" x 10'11" (3.6 x 3.35)**

Rear aspect double glazed window, radiator, power points.

### **Bedroom 4 8'11" x 7'1" (2.74 x 2.17)**

Front aspect double glazed window, radiator, power points.

#### **Family bathroom**

Rear aspect double glazed frosted window, four piece suite comprising low level wc, wash basin with mixer tap, free standing bath, shower enclosure with rainfall shower, tiled floor, tiled walls, extractor fan, heated towel rail, shaver point.

#### **Outside**

### **Garage 14'6" x 13'3" (4.43 x 4.06)**

Remote control garage door, garage has power points and internal door leading to small office area which has cupboard housing MegaFlow hot water system and boiler, glazed door leading to rear garden.

#### **Rear Garden**

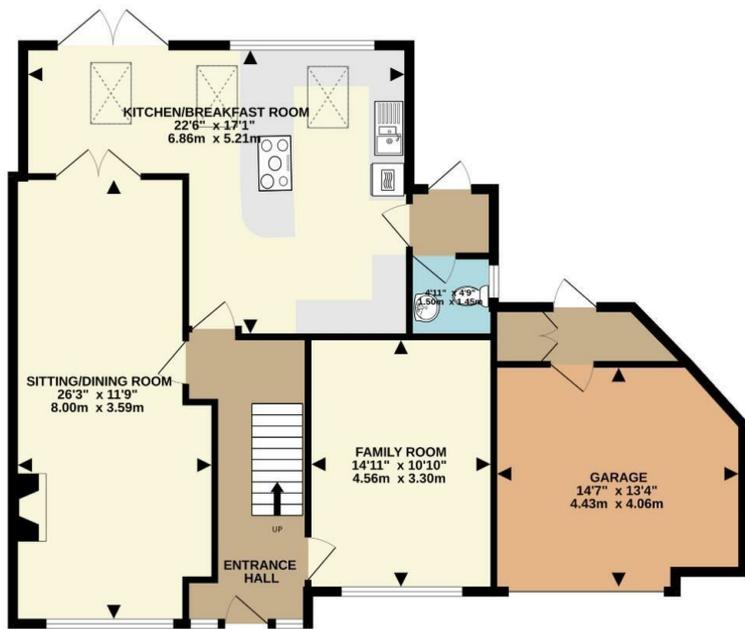
Patio with steps leading to rear garden, laid with artificial grass, rear of the garden has decking and timber shed, outside tap, outside power point, path leading to garage.

#### **Front**

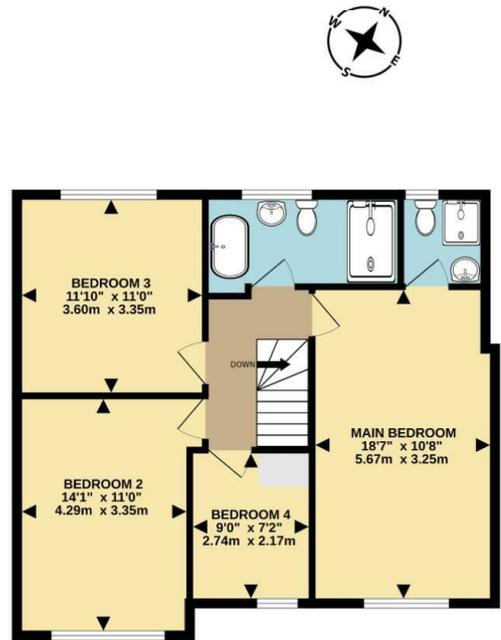
Block paved drive providing OFF STREET PARKING for several cars, gate giving access to storage area with outside plug.

### **COUNCIL TAX BAND E**

# Floor Plan



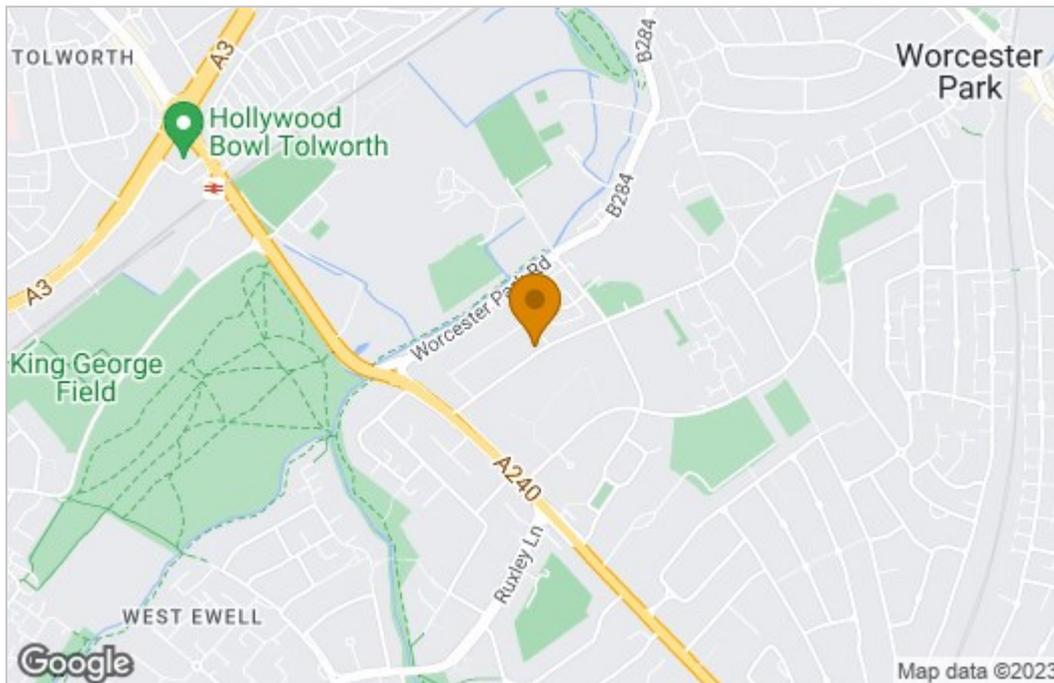
GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 1561 sq.ft. (145.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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# Area Map



# Energy Efficiency Graph

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			
		64	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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