



## Grafton Park Road, , Worcester Park, KT4 7HS

- Versatile Four Bedroom Semi Detached Home
- Potential To Create A Self Contained Annex
- Driveway
- Landscaped Garden & terrace
- Extremely Flexible Accommodation
- Garage Running From Front To Back
- Modern Kitchen Dining Room
- Additional Office/Shower Room & Fifth Bedroom

**Offers In The Region Of £800,000**



# Grafton Park Road, , Worcester Park, KT4 7HS

## DESCRIPTION

Some homes quietly surprise you, and this is certainly one of them. Tucked away within a highly regarded cul-de-sac, this attractive and exceptionally spacious family home offers a remarkable amount of versatile accommodation behind its modest frontage.

Beautifully presented throughout, the property has been thoughtfully arranged to suit modern family life. The ground floor provides a choice of reception spaces, allowing room for entertaining, working from home, or simply spreading out when life gets busy. Particularly noteworthy is the office, second reception room and adjacent shower room, which could easily be adapted to create self-contained accommodation for a relative, teenager, or long-term guest.

A further standout feature is the substantial garage, which runs the full depth of the property and provides exceptional storage, workshop space, or potential for a variety of future uses, subject to any necessary consents.

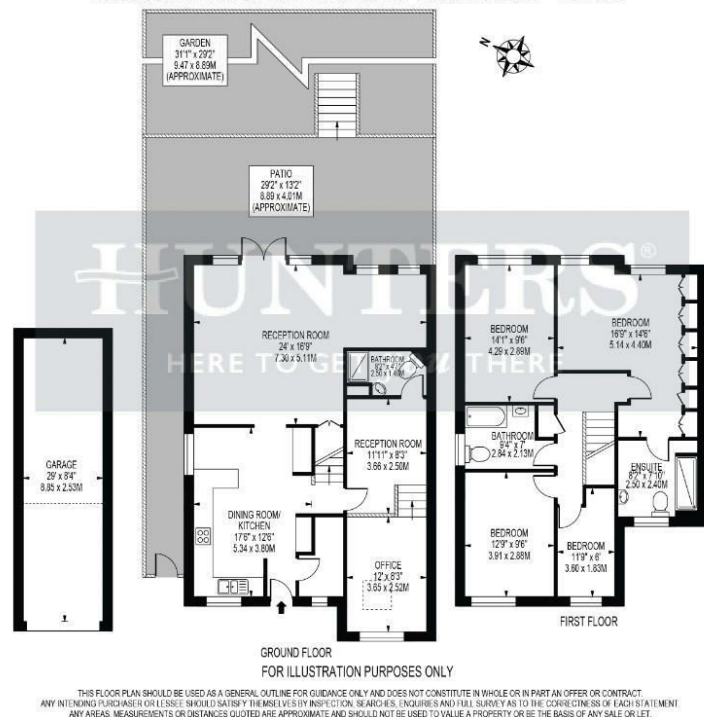
Outside, the landscaped rear garden has been designed with entertaining in mind. A beautiful Mediterranean-inspired terrace provides the perfect spot for al fresco dining, while steps lead to a lawned garden with further patio space and a dedicated barbecue area. Whether hosting friends on a summer evening or enjoying a quiet morning coffee, this is a garden that can be enjoyed throughout the seasons.

Further benefits include off-street parking and a peaceful residential setting within easy reach of local amenities, transport links and highly regarded schools. Offering far more space than first impressions suggest, this is a home that adapts effortlessly to the changing needs of family life.





**GRAFTON PARK ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1591 SQ FT - 147.81 SQ M  
 (EXCLUDING GARAGE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 241 SQ FT - 22.39 SQ M



### Viewings

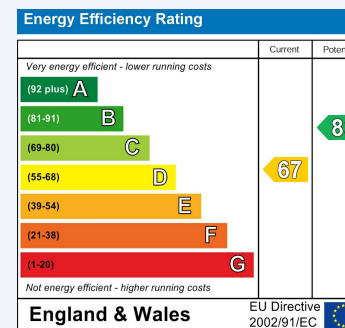
Please contact [worcesterpark@hunters.com](mailto:worcesterpark@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.