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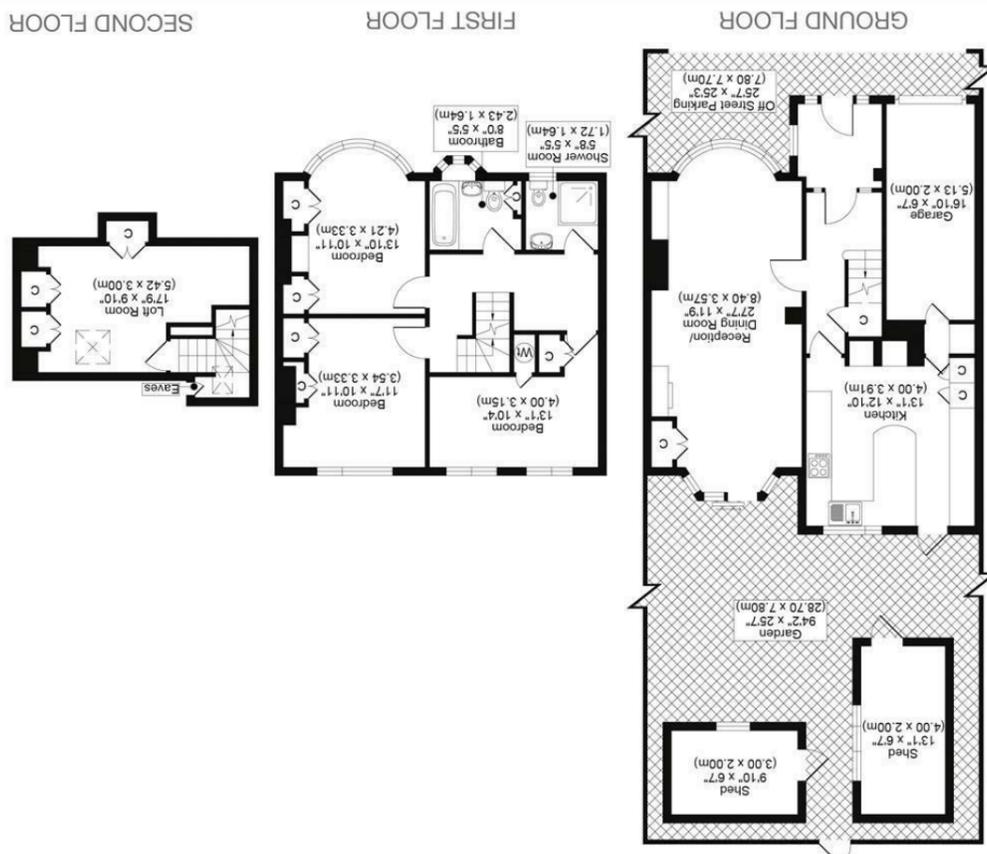
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



SPARROW FARM ROAD, KT17  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING SHED & GARAGE 1623 SQ.FT (151 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING SHED & GARAGE 1356 SQ.FT (126 SQ.M)



CHRISTIES



# SPARROW FARM ROAD, WORCESTER PARK KT17 2LR

GUIDE PRICE £750,000

**\*\*GUIDE PRICE £750,000 - £800,000\*\***

LOCATED IN THE HIGHLY SOUGHT-AFTER SPARROW FARM ROAD, THIS DELIGHTFUL SEMI-DETACHED HOME COMBINES COMFORT, CHARACTER, AND MODERN CONVENIENCE. OFFERING THREE GENEROUSLY SIZED BEDROOMS PLUS A VERSATILE LOFT ROOM, IT PROVIDES AMPLE SPACE FOR GROWING FAMILIES OR ANYONE IN NEED OF A LITTLE EXTRA ROOM.

INSIDE, THE PROPERTY FEATURES TWO WELCOMING RECEPTION ROOMS—PERFECT FOR BOTH RELAXED EVENINGS IN AND ENTERTAINING GUESTS. TWO WELL-APPOINTED BATHROOMS ADD TO THE HOME'S PRACTICALITY, ENSURING BUSY MORNINGS RUN SMOOTHLY.

OUTSIDE, THE HOME TRULY SHINES. A LARGE PRIVATE GARDEN BACKS DIRECTLY ONTO OPEN PARKLAND, CREATING A WONDERFUL EXTENSION OF YOUR OUTDOOR SPACE AND PROVIDING UNINTERRUPTED VIEWS OF GREENERY FROM THE HOUSE. WITH A LARGE DRIVEWAY FOR PARKING—AN INVALUABLE BENEFIT IN THIS POPULAR AREA—THIS PROPERTY OFFERS BOTH CONVENIENCE AND TRANQUILLITY IN EQUAL MEASURE.

MORE THAN JUST A HOUSE, THIS SPARROW FARM ROAD PROPERTY OFFERS THE OPPORTUNITY TO CREATE LASTING MEMORIES IN A SPACIOUS, WELL-POSITIONED HOME. WITH ITS INVITING LAYOUT, GENEROUS GARDEN, AND RARE PARKLAND SETTING, IT'S A CHANCE TO SECURE SOMETHING TRULY SPECIAL IN ONE OF THE AREA'S MOST DESIRABLE LOCATIONS.

- STUNNING EXTENDED 3-BED SEMI-DETACHED
- BENEFITTING FROM DIRECT ACCESS AND VIEWS OF CUDDINGTON RECREATION GROUND
- CLOSE PROXIMITY TO FANTASTIC SCHOOLS, AMENITIES AND TRANSPORT
- COUNCIL TAX BAND D
- EPC RATING D

