



**KINGSMEAD AVENUE, WORCESTER PARK, KT4**  
**£1,100,000 FREEHOLD**

**A SUBSTANTIAL FOUR DOUBLE BEDROOM FAMILY HOME OFFERING OVER 2000 SQ FT AND SITUATED ON ONE OF WORCESTER PARK'S MOST PRESTIGIOUS ROADS**

**Winkworth**

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## AT A GLANCE

- 4 Bedrooms
- Living Room
- Family Room
- Kitchen/Dining Room
- Utility Room
- Ground Floor Shower/WC
- Study Area
- Family Bathroom
- En-Suite Bath/Shower Room
- Garden approx. 140ft
- Summer House
- Council Tax Band F
- EPC Rating C

## DESCRIPTION

A substantial four double bedroom family home, set within one of Worcester Park's most prestigious roads. Set over 2200 sq ft, the property will be ideal for larger or multi-generational families or those simply seeking space or work from home potential. A huge benefit is the beautiful rear garden which extends to approximately 140 ft and has a pretty summer house.

The property is situated close to several well-regarded schools including Cheam Common Infant's and Cheam Common Junior Academy. Local high schools are sought after and include the renowned Nonsuch High School for Girls and Cheam High.

The area provides lots of amenities including Worcester Park mainline rail station, bus routes towards Sutton, Kingston, Epsom and Morden, the latter offering a Northern line tube station. Worcester Park high street is just moments away and has a well-stocked high street of shops, bars and restaurants.

Accommodation comprises a wonderful open-plan kitchen/dining room with bifold doors, living room with feature fireplace, family room, study area, utility room, shower room, four generously sized bedrooms, family bathroom and en-suite bathroom.

Externally, the rear garden offers the perfect space for socialising and relaxation and includes a large patio area and a summer house. To the front of the house the driveway is block paved for easy off-street parking and offers access to the garage/storage area.

No onward chain.



## ACCOMMODATION

### Entrance Hall

Living Room - 17'8" x 13'1" max (5.38m x 4m max)

Family Room - 15'4" x 11'4" max (4.67m x 3.45m max)

Kitchen/Dining Room - 28'4" x 14' max (8.64m x 4.27m max)

### Study Area

Utility Room - 10'2" x 7'7" max (3.1m x 2.3m max)

### Ground Floor Shower/WC

Bedroom - 17'8" x 12' max (5.38m x 3.66m max)

Bedroom - 15'4" x 11'10" max (4.67m x 3.6m max)

Bedroom - 16' x 11' max (4.88m x 3.35m max)

### En-Suite

Bedroom - 17'5" x 7'7" max (5.3m x 2.3m max)

Bathroom - 8'9" x 7'7" max (2.67m x 2.3m max)

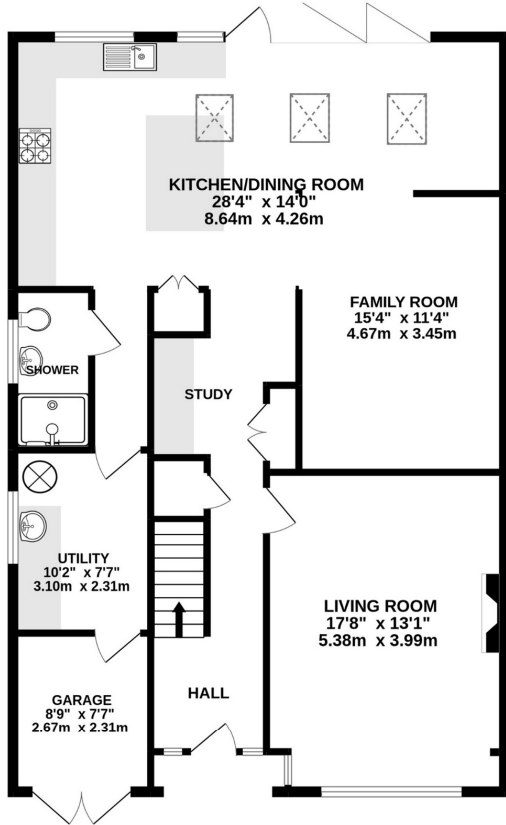
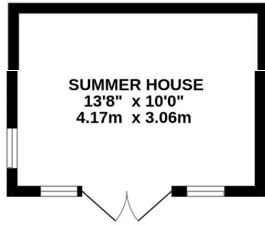
Garden - Approx. 140ft

Summer House - 13'8" x 10' max (4.17m x 3.05m max)

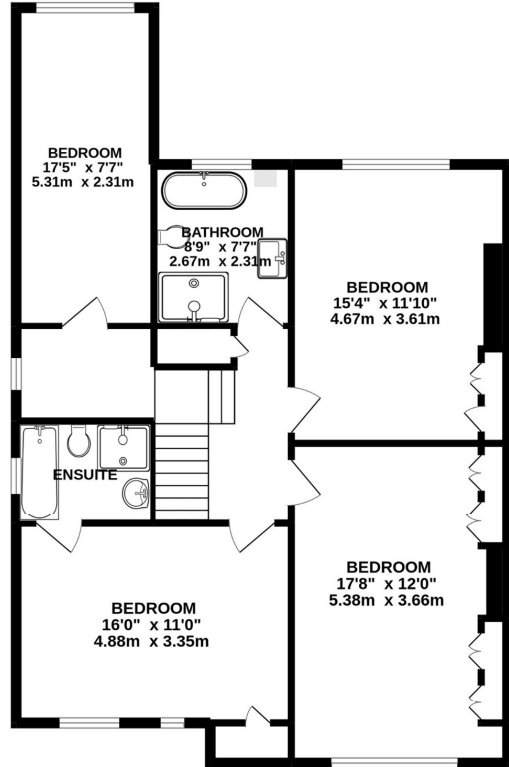


**Kingsmead Avenue,  
Worcester Park KT4 8UT**

**INTERNAL FLOOR AREA**  
(APPROX.) 2200 sq ft/ 204.4 sq m  
The Garden extends to 140' (42.6m) approx.



GROUND FLOOR



FIRST FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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