



## OAKS AVENUE, WORCESTER PARK, KT4

£880,000 FREEHOLD

A BEAUTIFULLY PRESENTED FAMILY HOME FEATURING AN OPEN-PLAN KITCHEN/DINING ROOM SITUATED ON A HIGHLY SOUGHT AFTER ROAD CLOSE TO WORCESTER PARK HIGH STREET

**Winkworth**

Worcester Park Office | 020 8335 5555 | worcesterpark@winkworth.co.uk

[winkworth.co.uk](http://winkworth.co.uk)

See things differently



## AT A GLANCE

- Highly Sought After Road
- 4 Bedrooms
- Open-Plan Kitchen/Dining/Family Room
- Living Room
- Utility Room
- Cloakroom/WC
- Family Bathroom
- Garden approx. 180ft
- Council Tax Band F
- EPC Rating D

## DESCRIPTION

Situated in a highly sought after road, this beautifully presented, four bedroom semi-detached family home, benefits from a large open-plan rear extension and a circa 180ft garden with a generous area of patio, providing the ideal space for larger families to entertain and socialise.

Featuring contemporary décor throughout, the accommodation on the ground floor comprises a spacious living room with bay window and feature fireplace, a useful utility room and downstairs WC and an expansive open-plan dining room, family room and modern fitted kitchen with shaker style units, a breakfast island and bi-folding doors onto the rear garden. On the first floor, there are two well-proportioned double bedrooms, a family bathroom with walk in shower and a third good sized single bedroom. On the second floor, the principal bedroom benefits from Velux Style window and plenty of eaves storage.

Externally, the rear garden extends to approximately 180ft, is mostly laid to lawn with a large patio area just off the back of the house, ideal for outside dining and gatherings with friends and family. To the front, the driveway provides plenty of off-street parking

The property is situated close to Worcester Park high street with its variety of shops, restaurants and transport links including Worcester Park train station that provides fast and frequent services to Central London and several bus routes to surrounding areas.

Families will benefit from well-regarded education facilities such as Cheam Common Infant's and Junior Academy's, Nonsuch Primary School and Cheam High School and lots of amenities including Cheam Leisure centre, Nonsuch Park and Cuddington Recreation Ground.



## ACCOMMODATION

Entrance Hall

Living Room - 15'2" x 13'1" max (4.62m x 4m max)

Kitchen/Dining/Family Room - 20'3" x 17'5" max (6.17m x 5.3m max)

Utility Room - 19'1" x 7'9" max (5.82m x 2.36m max)

Cloakroom/WC

Bedroom - 15'2" x 11'10" max (4.62m x 3.6m max)

Bedroom - 12'9" x 11'10" max (3.89m x 3.6m max)

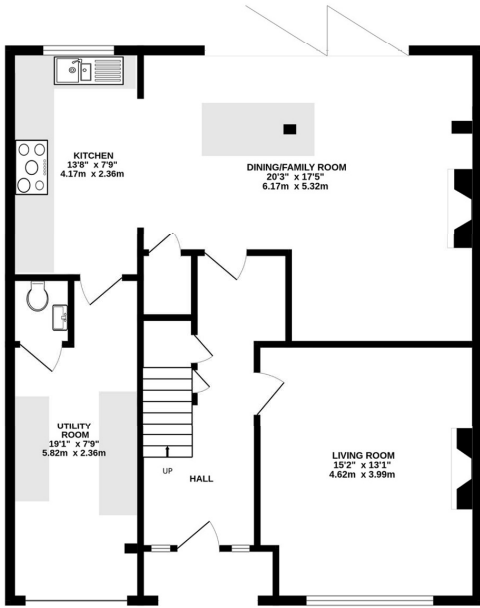
Bedroom/Study - 8'5" x 7'11" max (2.57m x 2.41m max)

Family Bathroom - 8'9" x 7'9" max (2.67m x 2.36m max)

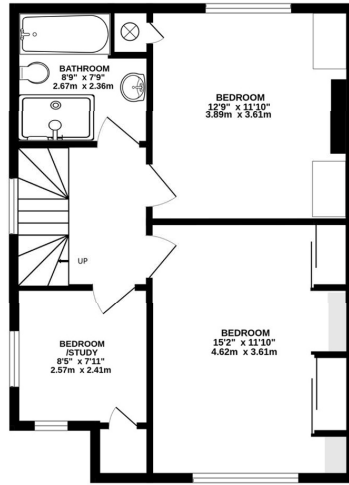
Bedroom - 15'7" x 12'4" max (4.75m x 3.76m max)

Garden - Approx. 180ft

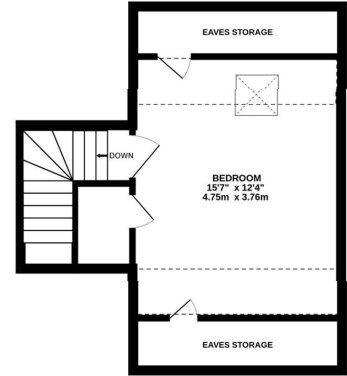
Oaks Avenue, Worcester Park KT4 8XF  
INTERNAL FLOOR AREA (APPROX.) 1760 sq ft/ 163.5 sq m  
Garden extends to 180' (55.0 m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**Winkworth**

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>61</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	

**Winkworth**

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.