



**KINGSMEAD AVENUE, WORCESTER PARK, KT4**

**£1,425,000 FREEHOLD**

**A BEAUTIFULLY PRESENTED FAMILY HOME FEATURING A CIRCA 150FT APPROX. REAR GARDEN AND SPACIOUS LIVING ACCOMMODATION THROUGHOUT**



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## AT A GLANCE

- Beautifully Presented
- 4 Good Sized Bedrooms
- South Westerly Aspect Rear Garden approx. 150ft
- Large Living and Dining Room
- Family Room
- Open-Plan Kitchen/Breakfast Room
- Home Office
- Cloakroom/WC
- Family Bathroom Plus En-Suite Bathroom
- Detached Garage plus Utility
- Outside Storage
- Off Street Parking For Several Cars

## DESCRIPTION

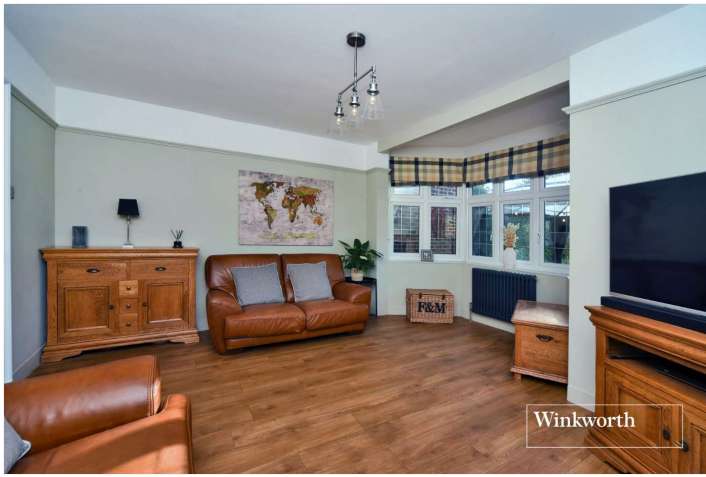
Situated on a highly-sought after road close to Worcester Park high street, this truly stunning detached family home features a circa 150ft South Westerly aspect rear garden, off street parking for several cars and spacious living accommodation throughout.

This is a home that has everything the modern family could wish for, including exceptional décor throughout combining original features with contemporary fittings and styling. The accommodation on the ground floor consists of a large entrance hall with cloakroom/WC, a 30ft x 14ft approx. living/dining room with feature fireplace, attractive bespoke panelling and French doors overlooking the rear garden, a good sized office with bespoke fitted units, a family room with large bay window and a gorgeous open-plan kitchen/breakfast room with breakfast island, plenty of space for a dining table and chairs and a further set of French doors leading to the garden and adjacent utility room. Upstairs, there are four double bedrooms, a modern fitted family bathroom and an en-suite bathroom to the principal bedroom. There are useful storage cupboards on the landing, and a huge loft, which could offer scope for extension subject to the usual planning consents.

Externally, the exceptional rear garden has been landscaped to a very high standard and includes a large patio ideal for outside dining and socialising with friends and family, a summer house, a detached garage incorporating the utility area and bin storage and useful storage sheds. To the front, the block paved driveway provides side access to the rear garden, off street parking for at least 4 cars and access to the garage.

The local area is perfect for families seeking well-regarded education such as Cheam Common Infants and Juniors, St Cecilia's Catholic Primary School, Richard Challenor School and Cheam High School. Commuters are well served by the nearby Worcester Park Zone 4 train station to London Waterloo plus Stoneleigh Station. Nearby amenities include bus routes to surrounding areas such as Sutton, Kingston and Morden, with the latter offering a Northern Line tube station, the picturesque Nonsuch Park, and Worcester Park high street with its extensive range of shops, bars, and restaurants.

In summary, the property offers four good sized bedrooms, spacious open-plan rooms with multiple reception areas, fantastic outdoor space and an ultra-convenient location ideal for families and commuters.



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## ACCOMMODATION

### Reception Hall

**Living/Dining Room** - 30'1" x 13'9" max (9.17m x 4.2m max)

**Family Room** - 14'4" x 13'11" max (4.37m x 4.24m max)

**Kitchen/Breakfast Room** - 20'5" x 10'10" max (6.22m x 3.3m max)

**Office** - 12'2" x 7'10" max (3.7m x 2.4m max)

### Cloakroom/WC

**Bedroom** - 14'4" x 13'4" max (4.37m x 4.06m max)

### En-Suite Bathroom

**Bedroom** - 13'11" x 10'2" max (4.24m x 3.1m max)

**Bedroom** - 11'6" x 10'2" max (3.5m x 3.1m max)

**Bedroom** - 10'4" x 6'2" max (3.15m x 1.88m max)

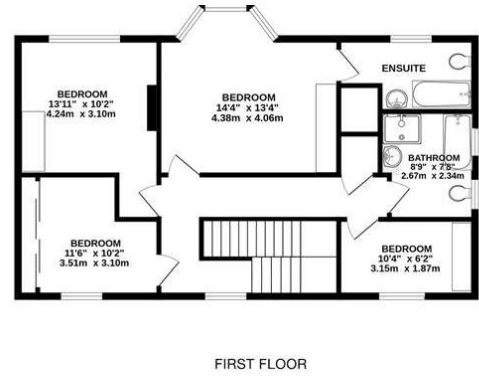
**Family Bathroom** - 8'9" x 7'8" max (2.67m x 2.34m max)

**Garden** - Approx. 150ft

**Garage with Utility/Store** - 16'5" x 10'1" max (5m x 3.07m max)

**Outside Storage**

**Kingsmead Avenue,  
Worcester Park KT4 8XA**  
INTERNAL FLOOR AREA  
(APPROX.) 1950 sq ft/ 181.0 sq m  
Excluding Outbuildings  
Garden extends to 150' (45.72m) approx.



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>		
(55-68)	<b>D</b>	63	74
(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	

