



ELMSTEAD GARDENS, WORCESTER PARK, SURREY, KT4
£885,000 FREEHOLD

**A MUCH LARGER THAN AVERAGE FAMILY HOME
FEATURING FIVE DOUBLE BEDROOMS, THREE RECEPTION
ROOMS AND A 100FT APPROX REAR GARDEN WITH
DETACHED DOUBLE GARAGE**

Winkworth

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

winkworth.co.uk

See things differently



AT A GLANCE

- 5 Double Bedrooms
- Living Room
- Dining Room
- Family Room
- Utility Room
- Cloakroom/WC
- Family Bathroom plus Shower Room/WC
- Garden approx. 100ft
- Double Garage Plus Extra Parking At The Rear
- Nordic BBQ Cabin
- Council Tax Band D
- EPC Rating C

DESCRIPTION

This substantial family home offers approx. 2510 sq ft and features five double bedrooms, three large reception rooms, a 100ft approx. rear garden featuring a Nordic BBQ Cabin and a double garage plus plenty of off-street parking.

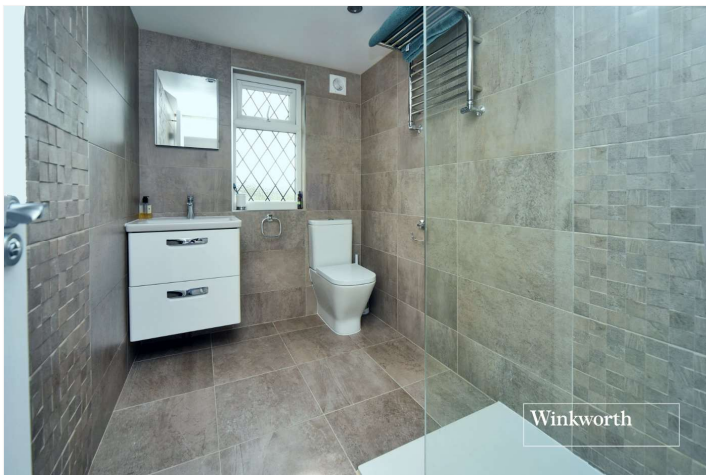
The property is set close to Stoneleigh Broadway and Worcester Park high street, both offering a variety of shops, restaurants, bus routes to surrounding areas and two railway stations, which provide fast and frequent services into Central London. Several well-regarded schools are nearby including The Mead Infant and Nursery School, Auriol Junior School and Richard Challenor School.

The property is ideal for a larger family or simply those seeking spacious accommodation and features contemporary décor and styling throughout.

The ground floor comprises a spacious entrance hall, utility room and cloakroom/WC, a front aspect living room with bay window and log burner, a good-sized dining room with double doors onto the rear garden, and a modern fitted kitchen opening into the entertainment/family room ideal for social gatherings with family and friends. On the first floor, there are four well-proportioned double bedrooms and a large family bathroom with walk in shower. On the second floor, the Principal bedroom features velux style windows, a Juliet balcony and a luxury shower room. There is also plenty of eave's storage.

Externally, the rear garden is truly stunning and has been carefully landscaped to include a beautifully manicured lawn, a decking area ideal for relaxation, raised flower/vegetables beds, mature planting borders and a Nordic cabin featuring a BBQ plus seating, ideal for outdoor dining and gatherings. At the end of the garden, there is a double garage plus storage and an area of hard standing, which can be accessed via the adjacent road. To the front, a block paved driveway provides off street parking for several cars.

The property is surely one not to miss!



ACCOMMODATION

Entrance Hall

Living Room - 14'2" x 11'9" max (4.32m x 3.58m max)

Dining Room - 18'1" x 12' max (5.5m x 3.66m max)

Kitchen - 14'9" x 7' max (4.5m x 2.13m max)

Family Room - 18'8" x 10'3" max (5.7m x 3.12m max)

Utility Room

Cloakroom/WC

Bedroom - 14' x 11'7" max (4.27m x 3.53m max)

Bedroom - 11'10" x 10'1" max (3.6m x 3.07m max)

Bedroom - 11'5" x 10'5" max (3.48m x 3.18m max)

Bedroom - 11'5" x 10'3" max (3.48m x 3.12m max)

Bathroom - 7'5" x 7'5" max (2.26m x 2.26m max)

Bedroom - 20' x 14'3" max (6.1m x 4.34m max)

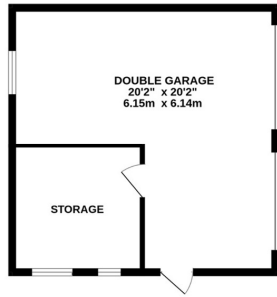
Shower Room/WC

Large Eaves Storage

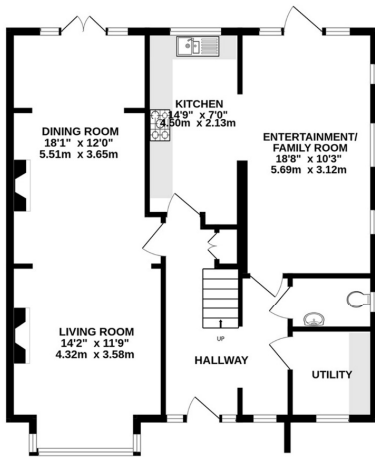
Garden - Approx. 100ft

Double Garage with Storage - 20'2" x 20'2" max (6.15m x 6.15m max)

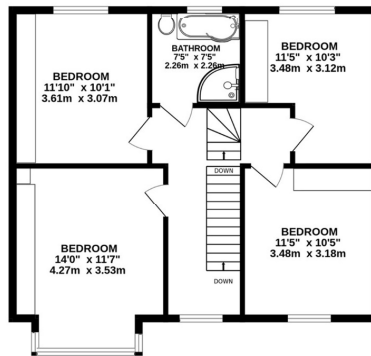
Nordic BBQ Cabin - 10'6" x 10'6" max (3.2m x 3.2m max)



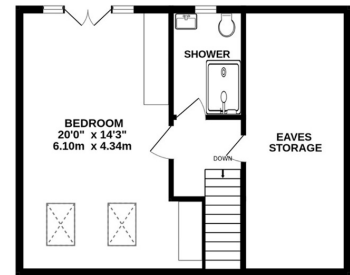
Elmstead Gardens, Worcester Park KT4 8XA
INTERNAL FLOOR AREA (APPROX.) 2510 sq ft/ 233.0 sq m
 Including Garage and Cabin
 Garden extends to 100' (30.48m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 71 | 80 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

