



**BRAEMAR ROAD, WORCESTER PARK, KT4**  
**£695,000 FREEHOLD**

**AN IMMACULATELY PRESENTED FAMILY HOME SET  
IN A CONVENIENT LOCATION CLOSE TO WORCESTER  
PARK HIGH STREET AND ZONE 4 TRAIN STATION**

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## AT A GLANCE

- 4 Bedrooms
- Living Room
- Kitchen/Dining Room
- Conservatory
- Family Bathroom
- En-Suite Shower/WC
- Garden approx. 55ft
- Garden Office and Store
- Off Street Parking On Drive
- Easy Reach of Zone 4 Train Station
- Council Tax Band D
- EPC Rating Awaited

## DESCRIPTION

This immaculately presented family home has been renovated to a very high standard and benefits from four bedrooms, two bathrooms, a beautiful kitchen-diner and a landscaped rear garden.

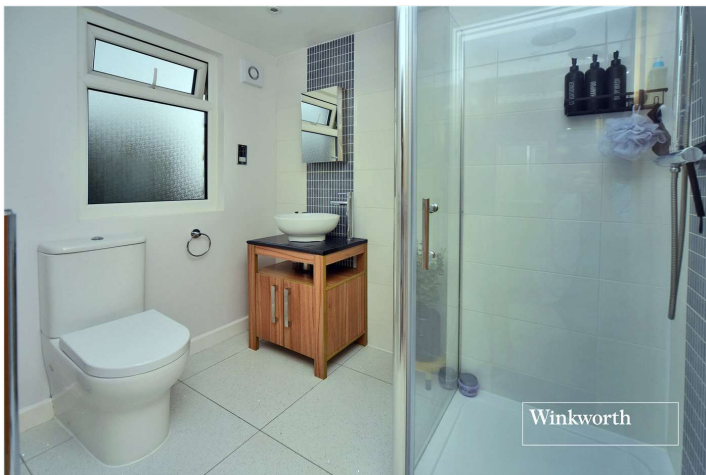
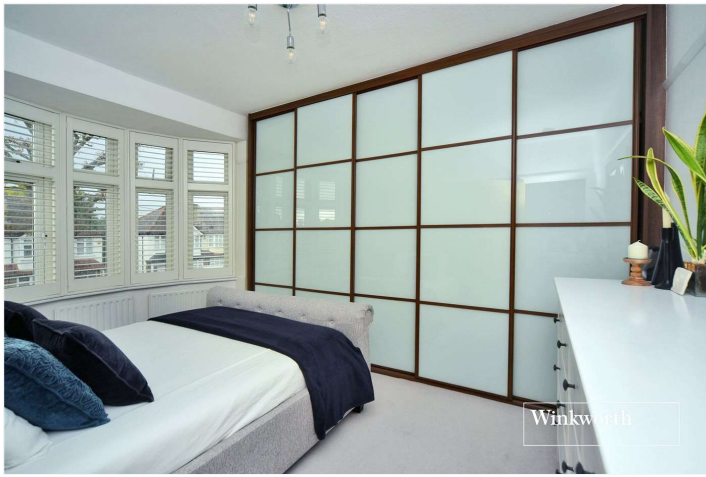
The property is situated within easy reach of Worcester Park high street, which offers a variety of amenities including shops, bars, restaurants, bus routes to surrounding areas such as Kingston, Sutton and Heathrow, plus a train station providing fast and frequent services into Central London.

Several well-regarded schools are close by including Cheam Common Infant's and Juniors Academy, St Cecilia's Catholic Primary School and Richard Challener School.

The accommodation on the ground floor consists of a spacious entrance hall, a front aspect living room with a log burner, a gorgeous kitchen and dining room and a further reception/family room overlooking the rear garden. Upstairs, on the first floor, there are two well-proportioned double bedrooms, a good-sized single bedroom and a modern family bathroom. On the second floor, the principal bedroom includes fitted wardrobes and a luxury en-suite shower room.

The property has a light and airy feel throughout and includes lots of contemporary features such as high-end kitchen fittings, luxury bathrooms, fitted wardrobes and window shutters.

Externally, the landscaped rear garden is high fence enclosed for privacy and includes an area of astro turf ideal for easy maintenance and an area of patio perfect for outside dining. There is a large outbuilding at the end of the garden which provides the perfect work from home space or entertaining room and a section for storage which can be accessed at the back. There is also a useful rear access gate.



## ACCOMMODATION

Entrance Hall

Living Room - 13' x 11'6" max (3.96m x 3.5m max)

Kitchen/Dining Room - 17'2" x 12'10" max (5.23m x 3.9m max)

Conservatory - 9'9" x 8'5" max (2.97m x 2.57m max)

Bedroom - 13'10" x 9'4" max (4.22m x 2.84m max)

Bedroom - 11'10" x 11'9" max (3.6m x 3.58m max)

Bedroom - 8'3" x 5'11" max (2.51m x 1.8m max)

Family Bathroom - 7'8" x 5'7" max (2.34m x 1.7m max)

Bedroom - 19'8" x 10'11" max (6m x 3.33m max)

En-Suite Shower/WC

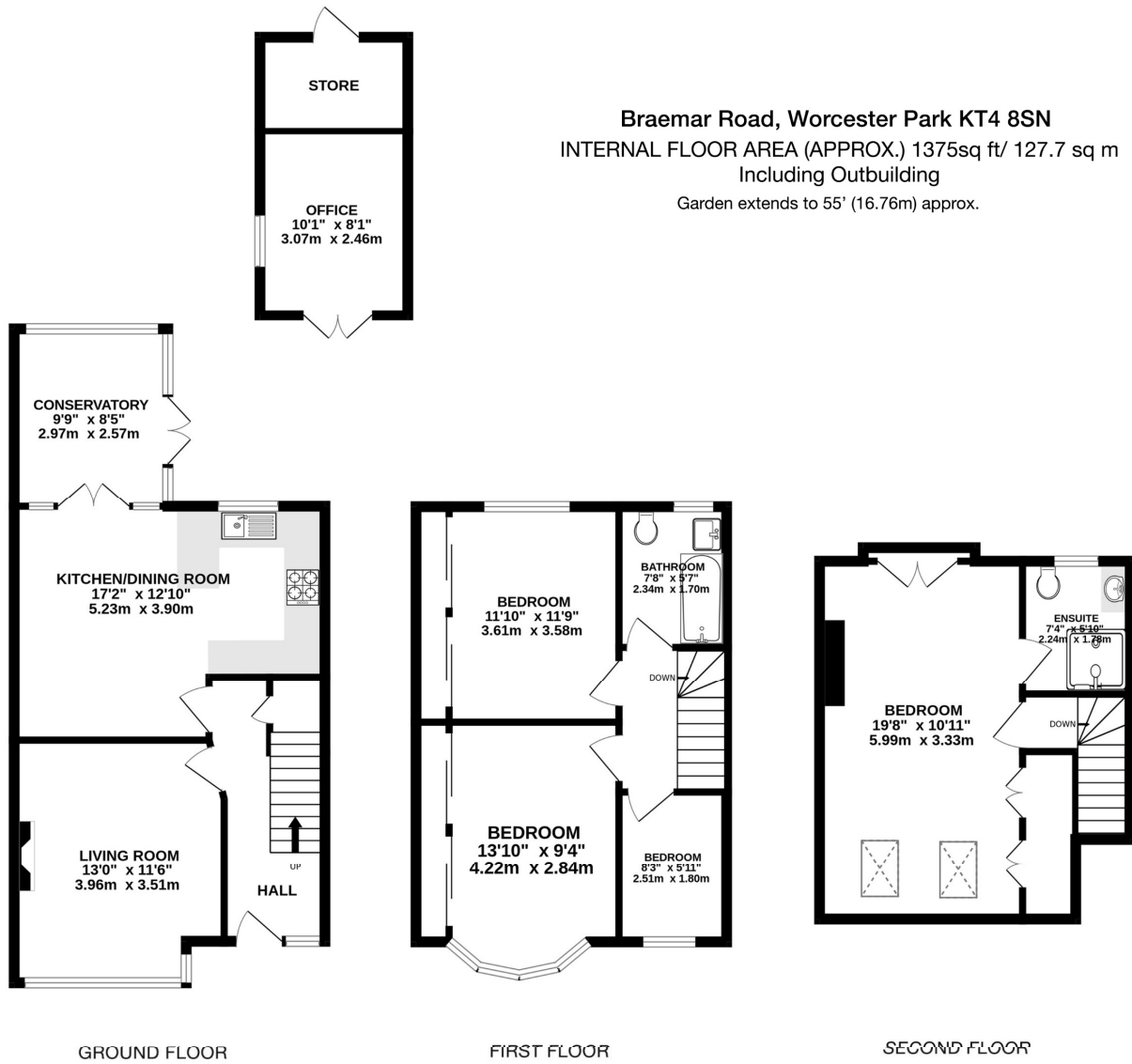
Garden - Approx. 55ft

Garden Office - 10'1" x 8'1" max (3.07m x 2.46m max)

Garden Store

Off Street Parking on Drive

Braemar Road, Worcester Park KT4 8SN  
 INTERNAL FLOOR AREA (APPROX.) 1375sq ft/ 127.7 sq m  
 Including Outbuilding  
 Garden extends to 55' (16.76m) approx.



**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>		<b>83</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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	