



BRAEMAR ROAD, WORCESTER PARK, KT4
OIEO £625,000 FREEHOLD

A BEAUTIFULLY PRESENTED END OF TERRACE FAMILY HOME FEATURING A SOUTH WESTERLY FACING REAR GARDEN AND GARDEN STUDIO/HOME OFFICE

Winkworth

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

winkworth.co.uk

See things differently



AT A GLANCE

- Beautifully Decorated
- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Family Bathroom
- Garden approx. 75ft
- Garden Studio/Office With Store
- Close to Worcester Park High Street
- Several Well-Regarded Schools Close By
- Council Tax Band D
- EPC Rating D

DESCRIPTION

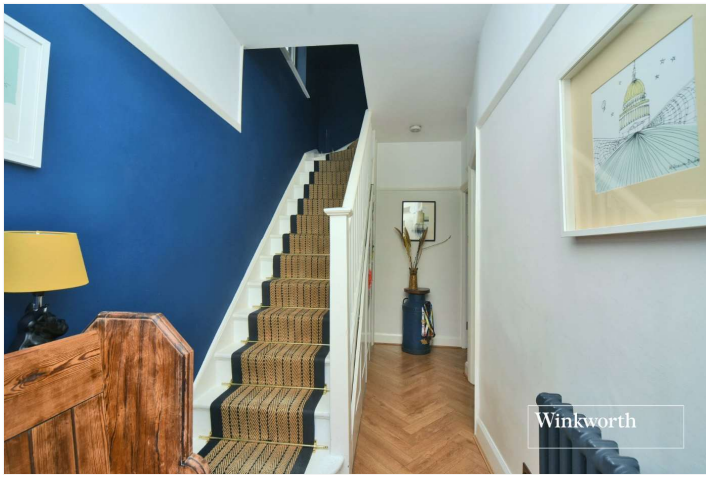
Situated within easy reach of Worcester Park high street and several well-regarded schools, this beautifully presented end of terrace family home features an open-plan kitchen breakfast room, a wonderful garden studio ideal for those working from home and useful side access to the rear garden via the driveway.

The bustling high street offers a variety of amenities including shops, bars, restaurants, bus routes to surrounding areas such as Kingston, Sutton and Heathrow, plus a train station which provides fast and frequent services into Central London.

Numerous well-regarded schools are nearby including Cheam Common Infants and Juniors Academy, St Cecilia's Catholic Primary School, Cheam High School and Richard Challenor School.

The accommodation on the ground floor comprises an entrance hall with useful cupboard, a front aspect living room superbly decorated with a large bay window and feature fireplace, a spacious open-plan kitchen dining room with breakfast bar, two well-proportioned double bedrooms, a third single bedroom and the family bathroom. Other benefits include built in wardrobes, plantation shutters and contemporary décor throughout. The property also offers scope for extension subject to the usual planning consents.

Externally, the South Westerly aspect rear garden extends to circa 75ft, includes a large decking area ideal for outside dining and a recently built garden studio, featuring Crittall style doors and electric heating providing the ideal modern space for those working from home. To the front, the current owners had the driveway re-laid to provide plenty of off-street parking with electric car charger fitted and easy access via the side to the rear garden.



Winkworth



Winkworth



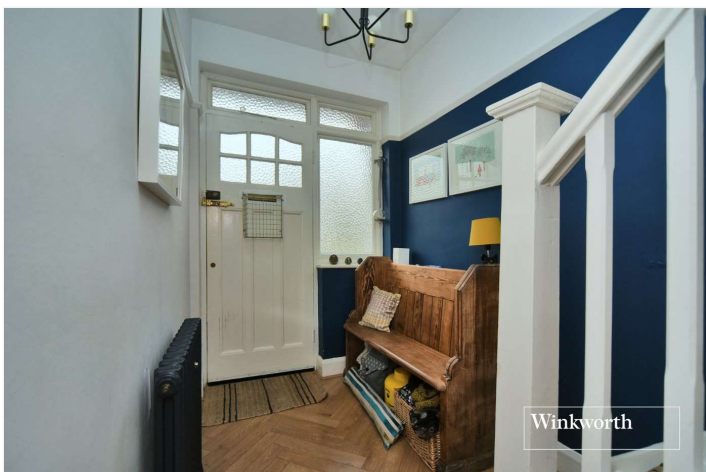
Winkworth



Winkworth



Winkworth



Winkworth

ACCOMMODATION

Entrance Hall

Living Room - 13' x 11'9" max (3.96m x 3.58m max)

Dining Room - 12'4" x 10'5" max (3.76m x 3.18m max)

Kitchen - 9'2" x 7'10" max (2.8m x 2.4m max)

Bedroom - 13'5" x 10'10" max (4.1m x 3.3m max)

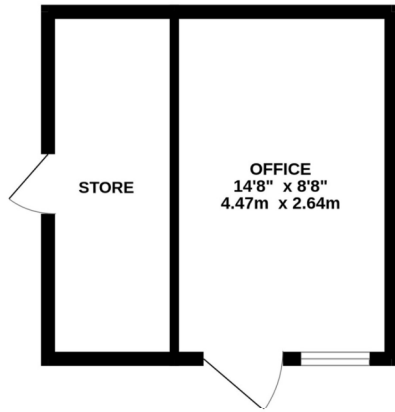
Bedroom - 11'8" x 11'6" max (3.56m x 3.5m max)

Bedroom - 8'2" x 6' max (2.5m x 1.83m max)

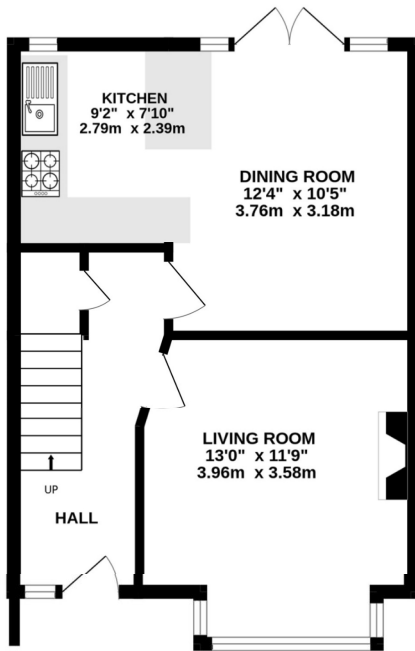
Family Bathroom

Garden - Approx. 75ft

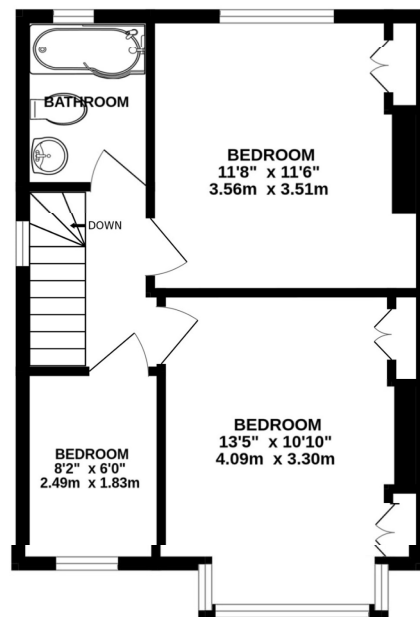
Garden Office with Store - 14'8" x 8'8" max (4.47m x 2.64m max)



**Braemar Road,
Worcester Park KT4 8SW**
INTERNAL FLOOR AREA (APPROX.)
815 sq ft/ 75.72 sq m
Garden extends to 75' (22.86m) approx.



GROUND FLOOR



FIRST 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		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

