



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

A SUPERB FAMILY HOME FEATURING CONTEMPORARY DÉCOR AND SPACIOUS ROOM SIZES THROUGHOUT

Winkworth

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See things differently



AT A GLANCE

- 4 Bedrooms
- Living Room
- Kitchen/Breakfast Room
- Dining Room
- Cloakroom/WC
- Family Bathroom
- En-Suite Shower Room
- Garden approx. 50ft
- Garden Office
- Off Street Parking On Drive
- Council Tax Band D
- EPC Rating C

DESCRIPTION

Situated close to Worcester Park high street, this truly stunning family home features four bedrooms, two bathrooms and a gorgeous open-plan kitchen diner, making it the ideal home for those seeking relaxed and convenient modern day living.

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 a spacious entrance hall with useful cloakroom/WC, a front aspect living room superbly decorated with a log burner and fitted cupboards and a gorgeous open-plan kitchen/dining room featuring underfloor heating, built-in bespoke seating with storage, plenty of space for a large dining table and chairs and bi-folding doors overlooking the garden.

Upstairs, on the first floor, there are two well-proportioned double bedrooms, a third single bedroom and the family bathroom. On the second floor, the principal bedroom has a light and airy feel and includes a contemporary en-suite shower room and eaves storage.

Externally, the well-maintained rear garden has been landscaped throughout and benefits from two areas of patio and decking, both providing the ideal spot for socialising with friends and family. A large garden cabin is currently split into two sections offering a home office and separate storage space. To the front of the property, the block paved driveway provides off street parking and includes an electrical charging point.

This property is surely one not to miss!

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ACCOMMODATION

Living Room - 13'2" x 11'7" max (4.01m x 3.53m max)

Kitchen/Breakfast Room - 16'5" x 12'8" max (5m x 3.86m max)

Dining Room - 16'5" x 10' max (5m x 3.05m max)

Cloakroom/WC

Bedroom - 13'6" x 11' max (4.11m x 3.35m max)

Bedroom - 11'10" x 11'7" max (3.6m x 3.53m max)

Bedroom - 8'8" x 5'10" max (2.64m x 1.78m max)

Family Bathroom

Bedroom with En-Suite - 16'10" x 13' max (5.13m x 3.96m max)

Garden - Approx. 50ft

Garden Office - 9'6" x 9'2" max (2.9m x 2.8m max)

Garden Store - 9'8" x 9'7" max (2.95m x 2.92m max)

Off Street Parking on Drive

**Braemar Road,
Worcester Park KT4 8SN**

**INTERNAL FLOOR AREA
(APPROX.) 1405 sq ft/ 130.5 sq m**

Garden extends to 50' (15.24m) 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

