



CALDBECK AVENUE, WORCESTER PARK, KT4
£665,000 FREEHOLD

**A WELL PRESENTED FOUR BEDROOM FAMILY HOME
SITUATED CLOSE TO WORCESTER PARK HIGH STREET
AND TRAIN STATION**



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AT A GLANCE

- 4 Bedrooms
- Living Room
- Kitchen/Breakfast Room
- Dining/Family Room
- Cloakroom/WC
- Family Bathroom
- Garden approx. 90ft
- Garage/Shed
- Driveway
- Close to Worcester Park Train Station
- Council Tax Band E
- EPC Rating D

DESCRIPTION

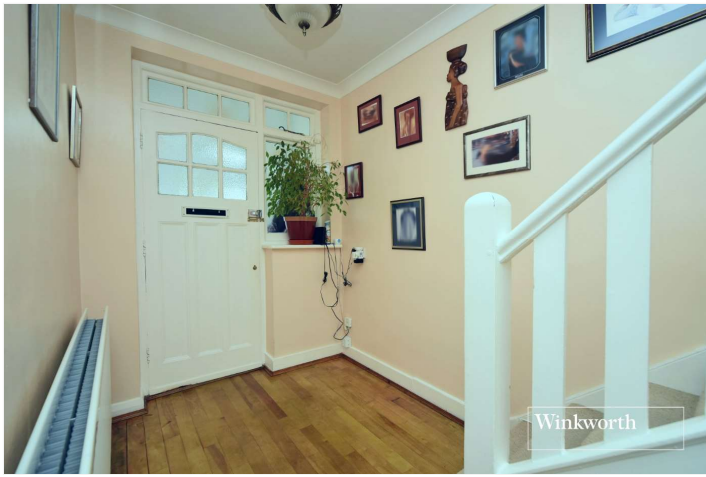
A well presented family home featuring four bedrooms, a circa 90ft Westerly aspect rear garden and a detached garage/outbuilding, situated in an ultra-convenient location close to Worcester Park high street with its vast range of amenities including shops, bars and restaurants.

Commuters are well served by Worcester Park train station which provides fast and frequent services into Central London as well as a variety of bus routes to surrounding areas such as Sutton, Kingston, Epsom and Heathrow. For families, nearby schools include Dorchester Primary, Green Lane Primary & Nursery and Cheam Common Infant's & Juniors.

The accommodation to the ground floor comprises a useful entrance porch leading through to a spacious hallway, a front aspect living room with feature fireplace, an open-plan kitchen breakfast room with large breakfast island, a dining room/family room overlooking the rear garden and a downstairs WC. On the first floor, there are two well-proportioned double bedrooms, both benefiting from fitted storage, a third single bedroom and the family bathroom. On the second floor, there is a further fourth bedroom and eaves storage.

Externally, the Westerly aspect rear garden is mostly laid to lawn, high fence enclosed and extends to approximately 90ft. There is a patio area ideal for outside socialising and a large outbuilding/garage ideal for storage. To the front, the driveway provides off street parking for two vehicles plus a shared driveway which could be used as extra parking/access.

No Onward Chain.



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ACCOMMODATION

Entrance Hall

Living Room - 13'7" x 11'2" max (4.14m x 3.4m max)

Kitchen/Breakfast Room - 18' x 12'8" max (5.49m x 3.86m max)

Dining Room - 11' x 10' max (3.35m x 3.05m max)

Cloakroom/WC

Bedroom - 12'7" x 11'2" max (3.84m x 3.4m max)

Bedroom - 11'2" x 10'8" max (3.4m x 3.25m max)

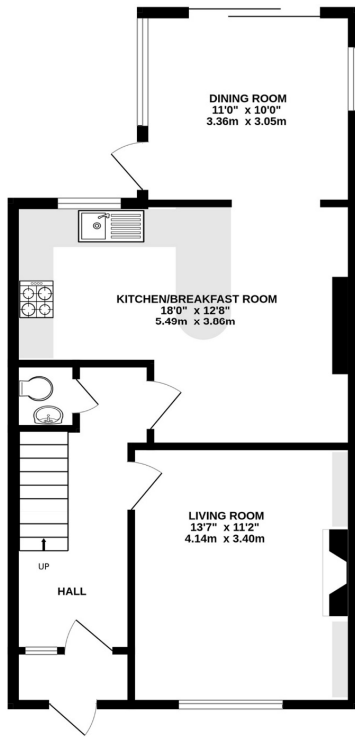
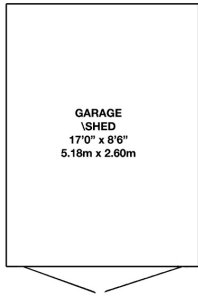
Bedroom - 7'4" x 6'4" max (2.24m x 1.93m max)

Family Bathroom - 7'8" x 6'2" max (2.34m x 1.88m max)

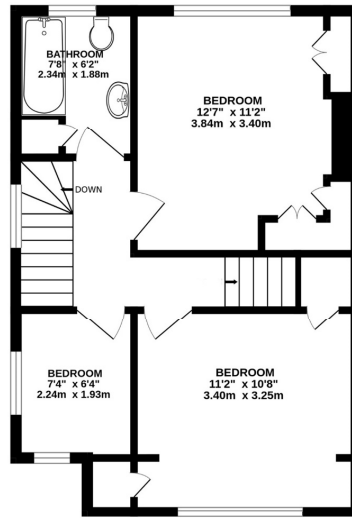
Bedroom - 11'5" x 9'2" max (3.48m x 2.8m max)

Garden - Approx. 90ft

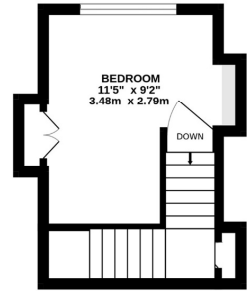
Garage/Shed - 17' x 8'6" max (5.18m x 2.6m max)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Caldbeck Avenue, Worcester Park KT4 8BJ
INTERNAL FLOOR AREA (APPROX.) 1184 sq ft/ 110.0 sq m
 Excluding Garage/Shed
 Garden extends to 90' (27.43m) approx.

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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		84
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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