



KINGSMEAD AVENUE, WORCESTER PARK, KT4

£1,400,000 FREEHOLD

AN EXCEPTIONAL FIVE BEDROOM FOUR BATHROOM FAMILY HOME BENEFITTING FROM APPROX. 2885 SQ FT OF ACCOMMODATION AND A 90FT APPROX. REAR GARDEN



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See things differently



AT A GLANCE

- No Onward Chain
- Detached Family Home
- Situated on a Highly Sought After Road
- 5 Bedrooms
- 2 En-Suite Shower Rooms
- 2 Bathrooms
- Spacious Entrance Hall with Cloakroom/WC
- Kitchen/Breakfast Room
- Utility Room
- Large Family/Dining Room
- Living Room with Log Burner
- Workshop
- Studio/Home Office
- Rear Garden Approx 90ft
- EPC Rating C
- Council Tax Band G

DESCRIPTION

This exceptional five-bedroom, four-bathroom family home, benefits from approx. 2885 sq. ft of accommodation, a circa 90ft rear garden and is located on a highly sought after road close to Worcester Park high street and several well-regarded schools.

The property has been carefully designed, extended and remodelled by the current owners to create a spacious, contemporary living home combining luxury with practicality throughout. Particular features of note include high speed network cabling, luxury bathrooms with porcelain tiles and remote-controlled en-suite shower, thick engineered Oak wood flooring throughout most of the downstairs, soundproofing and insulation, argon filled bi-folding doors leading to the rear garden and Zimbabwe Black granite tops throughout the kitchen.

The accommodation on the ground floor comprises a spacious entrance hall with a gorgeous solid Oak door, a downstairs cloakroom/WC, a useful utility room with a door leading to the front and rear, a large kitchen/breakfast room with ample storage and range style oven, two sets of double doors from the kitchen area lead through to an expansive family room and a further reception/living room. On the first floor, there are three well-proportioned double bedrooms, a fourth single bedroom, two en-suite shower rooms and a family bathroom. On the second floor, there is a further double bedroom, the fourth shower room and a vast storage area.

Externally, the well-maintained rear garden provides a substantial patio area with built in seating area and firepit, providing the ideal space for entertaining with friends and family. At the end of the garden, the expansive outbuilding is currently split into two sections, providing a studio/work from home area plus a workshop. To the front of the property, the driveway offers off street parking for numerous cars and side access.

Locally, the high street provides a variety of amenities including a Sainsburys Local just a short walk away and a selection of restaurants and cafés. The area boasts well-regarded education facilities including Grammar schools in the borough, excellent rail links into Central London from Worcester Park train station and a variety of bus routes to Sutton, Epsom, Kingston and Morden. Families will benefit from leisure centres, cricket clubs and a choice of parks.

A viewing is highly recommended!



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ACCOMMODATION

Entrance Hall

Downstairs Cloakroom/WC

Utility Room - 11'2" x 5'5" Max (3.4m x 1.65m Max)

Kitchen/Breakfast Room - 26'2" x 10'6" Max (7.98m x 3.2m Max)

Family/Dining Room - 23'3" x 13'10" Max (7.09m x 4.22m Max)

Living Room - 16'7" x 12'8" Max (5.05m x 3.86m Max)

Bedroom - 12'6" x 11'1" Max (3.8m x 3.38m Max)

Bedroom - 16' x 11'8" Max (4.88m x 3.56m Max)

Bedroom - 11'7" x 11'4" Max (3.53m x 3.45m Max)

Bedroom - 8'5" x 6'10" Max (2.57m x 2.08m Max)

Family Bathroom - 7'9" x 7'8" Max (2.36m x 2.34m Max)

En-Suite to Principal Bedroom - 9'6" x 8'7" Max (2.9m x 2.62m Max)

En-Suite

Bedroom - 13'9" x 13'3" Max (4.2m x 4.04m Max)

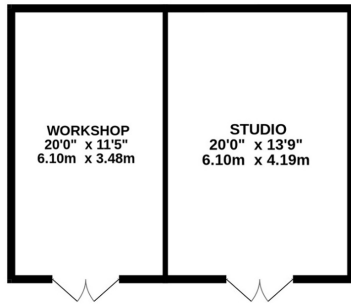
Bathroom

Storage

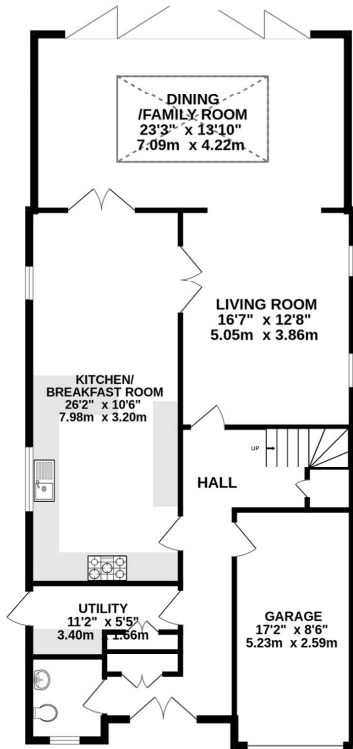
Workshop - 20' x 11'5" Max (6.1m x 3.48m Max)

Studio/Home Office - 20' x 13'9" Max (6.1m x 4.2m Max)

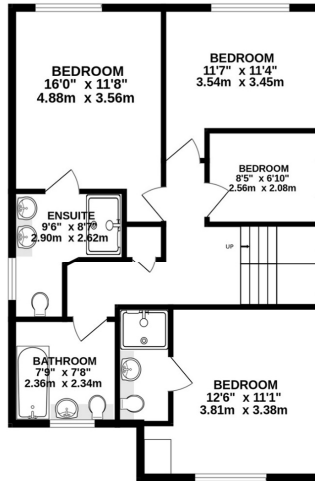
Rear Garden - 90ft Approx



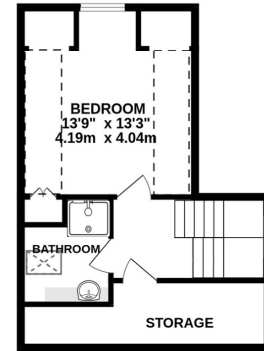
Kingsmead Avenue, Worcester Park KT4 8UT
INTERNAL FLOOR AREA (APPROX.) 2885 sq ft/ 270.0 sq m
 Including outbuilding
 Garden extends to 90' (27.43m) approx.



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 © 2025.

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	72	80
(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	

