



KINGSMEAD AVENUE, WORCESTER PARK, KT4
£1,300,000 FREEHOLD

A SUBSTANTIAL DETACHED PROPERTY SITUATED ON A HIGHLY SOUGHT AFTER ROAD BENEFITTING FROM 2640 SQ FT OF ACCOMMODATION AND A 135FT APPROX. REAR GARDEN



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AT A GLANCE

- No Onward Chain
- Detached Property
- Sought After Location
- 5 Double Bedrooms
- Spacious Dual Aspect Living Room
- Dining Room
- Large Kitchen/Breakfast Room
- Utility Room with Direct Access to Courtyard
- 2 Shower Rooms
- Family Bathroom
- En-Suite Bathroom With Shower
- 135ft Approx Rear Garden
- Expansive Outbuilding with Workshop
- Driveway for Several Cars
- EPC Rating D
- Council Tax Band F

DESCRIPTION

A substantial detached property located on a highly sought after road, featuring superb living accommodation, five double bedrooms, four bathrooms and a 135ft approx. rear garden.

The property is set within an ultra-convenient location, close to Worcester Park high street which offers a variety of amenities, Worcester Park train station which provides fast and frequent services to Central London and several bus routes towards Sutton, Kingston and Epsom.

Families will benefit from well-regarded nearby schools including Cheam Common Infants and Cheam Common Junior Academy and picturesque parkland at Nonsuch Park and Auriol Park.

The accommodation is set over approximately 2640 sq ft and includes an incredibly spacious dual aspect living room with two sets of double doors to the rear garden, a beautifully kept kitchen/breakfast room with space for dining table and chairs, a further reception overlooking the garden, utility room with direct access to a small paved courtyard, three double bedrooms, one en-suite bathroom, one family bathroom and a shower room. Upstairs, there is a large landing, a 35'4" x 21'8" approx. bedroom, a further good-sized bedroom and a shower room.

Externally, the expansive rear garden has been thoughtfully maintained by the current owners and includes a large outbuilding providing the ideal space for a home office or social area for gatherings. The garden is surrounded by mature planting along the edges enhancing the sense of privacy and a vast block paved patio provides the ideal space for outdoor dining. To the front, the driveway offers off street parking for numerous vehicles and useful side access.

The property offers further scope for extension subject to the usual planning consents.



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ACCOMMODATION

Entrance Hall

Living Room - 29'6" x 22'1" Max (9m x 6.73m Max)

Dining Room - 14'6" x 13'8" Max (4.42m x 4.17m Max)

Kitchen/Breakfast Room - 22'3" x 10'2" Max (6.78m x 3.1m Max)

Utility Room - 9'1" x 8'8" Max (2.77m x 2.64m Max)

Shower Room

Family Bathroom

Bedroom - 14'4" x 11'8" Max (4.37m x 3.56m Max)

En-Suite Bathroom with Shower - 14'4" x 8'10" Max (4.37m x 2.7m Max)

Bedroom - 11'1" x 10' Max (3.38m x 3.05m Max)

Bedroom - 18'4" x 7'11" Max (5.6m x 2.41m Max)

Landing

Bedroom 5 & 6 - 35'4" x 21'8" Max (10.77m x 6.6m Max)

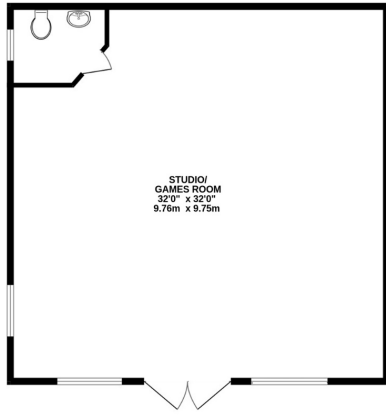
Bedroom - 17'7" x 10'8" Max (5.36m x 3.25m Max)

Upstairs Shower Room

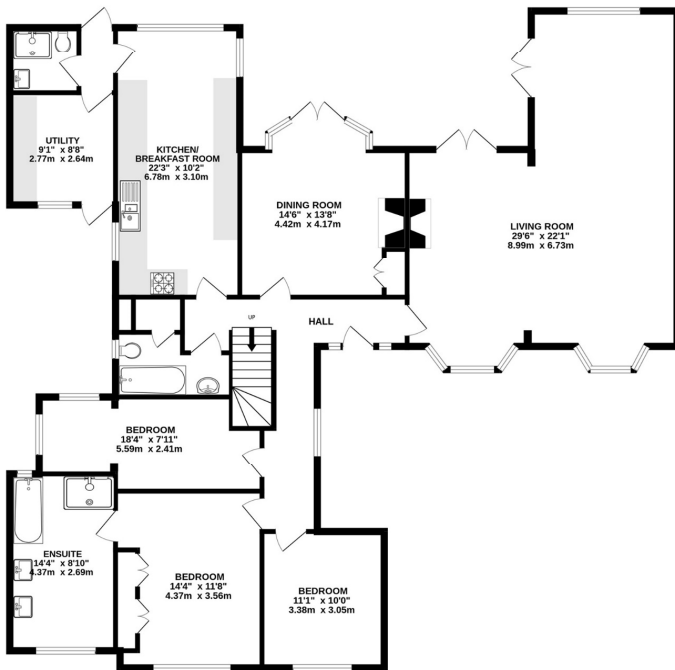
Patio Courtyard

Rear Garden - 135ft approx

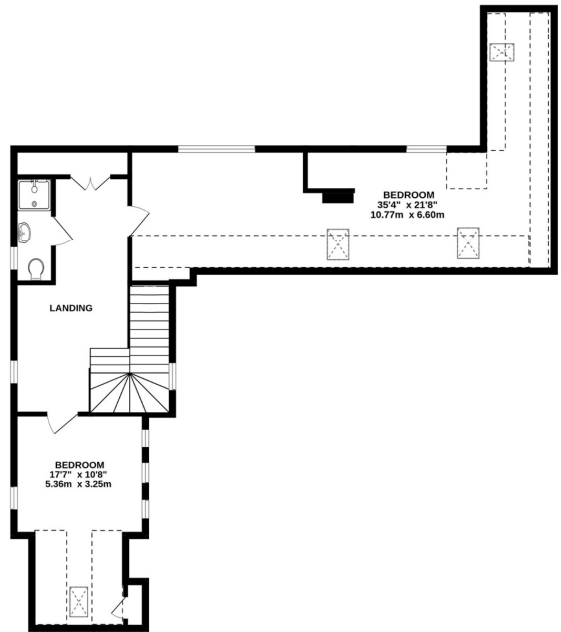
Outbuilding - 32ft x 32ft Max



**Kingsmoor Avenue,
Worcester Park KT4 8UT**
INTERNAL FLOOR AREA
(APPROX.) 2640 sq ft/ 245.2 sq m
Outbuilding 1024 sq ft/ 95.1 sq m
Garden extends to 135' (41.15m) approx.



GROUND FLOOR



FIRST FLOOR

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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 © 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		76
(55-68)	D	59	
(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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