



BRINKLEY ROAD, WORCESTER PARK, KT4

£600,000 FREEHOLD

**A BEAUTIFULLY PRESENTED EDWARDIAN FAMILY HOME
FEATURING A STUNNING OPEN PLAN KITCHEN DINER AND
A 96FT APPROX. REAR GARDEN**

Winkworth

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

winkworth.co.uk

See things differently



AT A GLANCE

- Spacious Room Sizes Throughout
- Open-Plan Kitchen Diner
- 3 Bedrooms
- Living Room plus further Family Room
- Modern Family Bathroom
- Garden approx. 96ft
- Shed
- Scope For Extension STPP
- Easy Reach of Zone 4 Station
- Close to Worcester Park High Street
- Council Tax Band D
- EPC Rating D

DESCRIPTION

Situated in an ultra-convenient location, close to Worcester Park high street and Zone 4 train station, this beautifully presented family home features circa 1100 sq. ft of accommodation, a stunning open-plan kitchen diner and a 96ft approx. rear garden.

The property combines character features with contemporary fittings throughout and is ideal for families looking for spacious room sizes and a layout ideal for modern everyday life. The current owners have remodelled the original layout to include a high spec kitchen featuring Belfast sink, brass fittings and induction hob as well as a further reception area opening onto the garden which is currently used as a playroom.

In summary, the accommodation comprises a spacious entrance hall, a front aspect living room with a large bay window and a beautiful period fireplace, the recently renovated open-plan kitchen with plenty of space for a dining table and chairs, a further reception, a useful cloakroom/WC, two well-proportioned double bedrooms, a third single bedroom and a modern family bathroom.

Externally, the well-maintained rear garden is high fence enclosed and includes a patio area perfect for outside dining. At the end of the garden, there is an outbuilding ideal for storage.

The local 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, Dorchester Primary School and Green Lane Primary School.



ACCOMMODATION

Entrance Hall

Living Room - 14'7" x 11'5" max (4.45m x 3.48m max)

Kitchen/Dining Room - 15'3" x 14'6" max (4.65m x 4.42m max)

Family Room - 11'4" x 7'1" max (3.45m x 2.16m max)

Bedroom - 12'5" x 10'7" max (3.78m x 3.23m max)

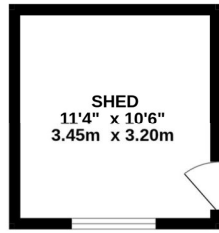
Bedroom - 12'4" x 10'7" max (3.76m x 3.23m max)

Bedroom - 7'3" x 6'5" max (2.2m x 1.96m max)

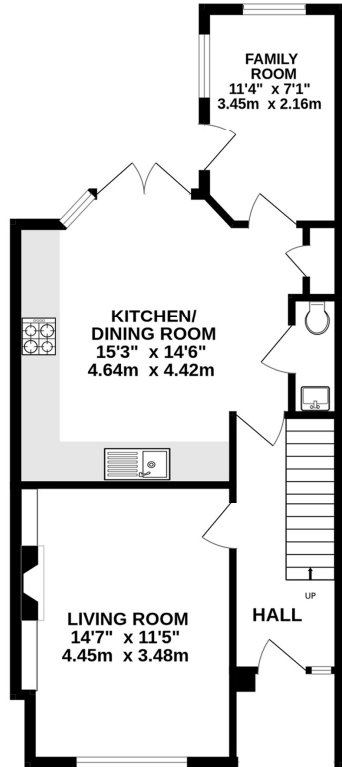
Bathroom - 7'3" x 6'5" max (2.2m x 1.96m max)

Garden - Approx. 96ft

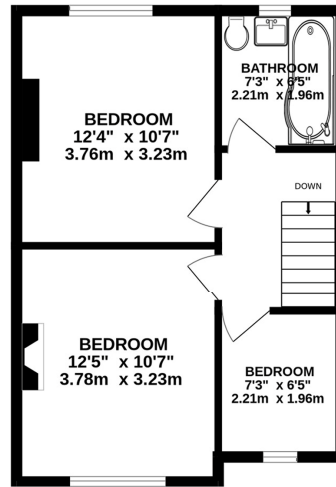
Shed - 11'4" x 10'6" max (3.45m x 3.2m max)



**Brinkley Road,
Worcester Park KT4 8JF**
INTERNAL FLOOR AREA (APPROX.)
1100 sq ft/ 102.2 sq m
Including Outbuilding
Garden extends to 96' (29.3m) 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 © 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		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

