



**SANDRINGHAM ROAD, WORCESTER PARK, KT4**  
**£650,000 FREEHOLD**

**A VERY WELL-PRESENTED FAMILY HOME SITUATED  
IN A TREE LINED ROAD CLOSE TO WORCESTER PARK  
HIGH STREET**



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See things differently



## AT A GLANCE

- 3 Bedrooms
- Entrance Porch
- Living Room
- Kitchen/Breakfast Room
- Conservatory/Dining Room
- Family Bathroom
- Downstairs Shower Room
- Double Garage
- Driveway
- Rear Garden 40ft Approx
- Council Tax Band D
- EPC Rating Awaited D

## DESCRIPTION

Situated within easy reach of Worcester Park high street in a tree lined road, this very well-presented end of terrace family home, features three bedrooms, a landscaped rear garden and a double garage via rear access.

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. Families will benefit from the nearby parkland at Cuddington Recreation Ground and several well-regarded schools including Cheam Common Infants and Juniors Academy, Meadow Primary School and Richard Challenor School.

The accommodation on the ground floor comprises a useful entrance porch, a front aspect living room with large bay window and feature fireplace, a modern fitted kitchen/breakfast room, a spacious conservatory with double doors onto the garden and a good-sized shower room/utility. Upstairs, there are two double bedrooms, a third single bedroom and the family bathroom. The property has been recently decorated and has a light and airy feel throughout.

Externally, the well-maintained rear garden is mostly laid to lawn with a decking just off the back of the house ideal for outside dining and includes useful side access and a large double garage at the rear. To the front, the block paved driveway provides plenty of off-street parking.

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



## ACCOMMODATION

Entrance Porch

Living Room - 13' x 11'6" Max (3.96m x 3.5m Max)

Kitchen - 13' x 10'6" Max (3.96m x 3.2m Max)

Conservatory/Dining Room - 15'3" x 11' Max (4.65m x 3.35m Max)

Downstairs Shower Room - 8'9" x 6'6" Max (2.67m x 1.98m Max)

Bedroom - 13'8" x 10' Max (4.17m x 3.05m Max)

Bedroom - 11'9" x 11'6" Max (3.58m x 3.5m Max)

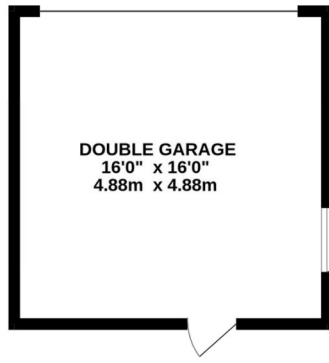
Bedroom - 8'3" x 6' Max (2.51m x 1.83m Max)

Family Bathroom - 7'6" x 5'5" Max (2.29m x 1.65m Max)

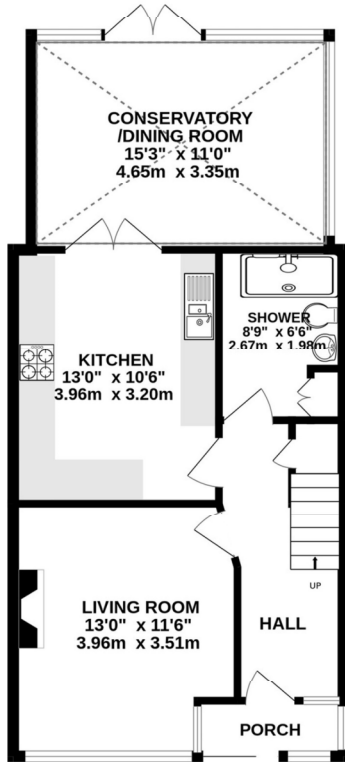
Double Garage - 16' x 16' Max (4.88m x 4.88m Max)

Driveway

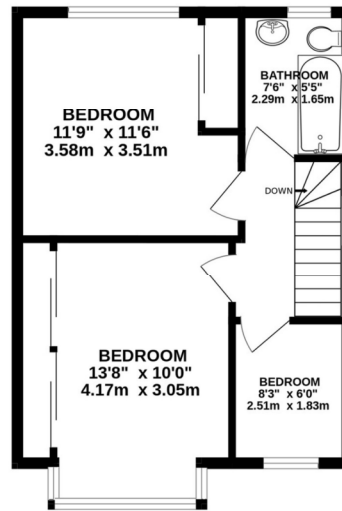
Rear Garden - 40ft Approx



**Sandringham Road,  
Worcester Park KT4 8UH**  
INTERNAL FLOOR AREA (APPROX.)  
1025 sq ft/ 95.2 sq m  
Excluding Double Garage  
Garden extends to 40' (12.2m) 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.  
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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+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>86</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>63</b>               |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

