



**OAKS AVENUE, WORCESTER PARK, KT4**  
**£685,000 FREEHOLD**

**A SUBSTANTIAL SEMI-DETACHED FAMILY HOME SITUATED ON A HIGHLY SOUGHT AFTER ROAD OFFERING SCOPE FOR EXTENSION STPP AND A 220FT APPROX. REAR GARDEN**

**Winkworth**

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

*winkworth.co.uk*

See things differently



## AT A GLANCE

- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Study/Bedroom 3
- Downstairs Bathroom
- Separate WC
- Garden approx. 220ft
- Detached Garage
- Workshop
- Council Tax Band F
- EPC Rating E

## DESCRIPTION

**\*\* Buyer's Legal Fees Paid by Winkworth (terms apply) \*\***

Situated in a highly sought after road, this very well-presented three bedroom, semi-detached family home offers substantial scope for extension STPP, off street parking plus a detached garage and a well-maintained 220ft approx. rear garden.

The property includes spacious room sizes throughout and comprises a large entrance hall, a front aspect living room with feature fireplace, a study/third bedroom, a dining room with sliding doors to the rear garden, a kitchen/breakfast room, a family bathroom with separate WC, two well-proportioned double bedrooms and plenty of eaves storage.

Externally, the rear garden extends to approximately 220ft, is mostly laid to lawn with a large patio area just off the back of the house, ideal for socialising with friends and family. To the front, the driveway provides plenty of off street parking and gives access to the detached garage.

The property is situated close to Worcester Park high street with its variety of shops, restaurants and transport links including Worcester Park train station that provides fast and frequent services to Central London and several bus routes to surrounding areas.

Families will benefit from well-regarded education facilities such as Cheam Common Infant's and Junior Academy's, Nonsuch Primary School and Cheam High School and lots of amenities including Cheam Leisure centre, Nonsuch Park and Cuddington Recreation Ground.



## ACCOMMODATION

Entrance Hall

Living Room - 16' x 12'10" max (4.88m x 3.9m max)

Dining Room - 14' x 13'3" max (4.27m x 4.04m max)

Kitchen - 12' x 9' max (3.66m x 2.74m max)

Study/Bedroom 3 - 10' x 8'7" max (3.05m x 2.62m max)

Downstairs Bathroom

Separate WC

Bedroom - 16' x 13'5" max (4.88m x 4.1m max)

Bedroom - 13'6" x 11'3" max (4.11m x 3.43m max)

Garden - Approx. 220ft

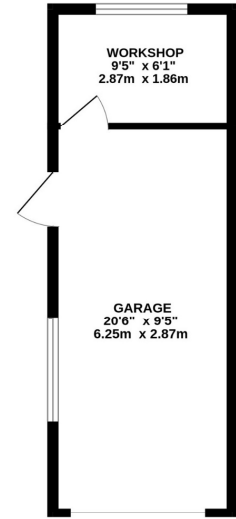
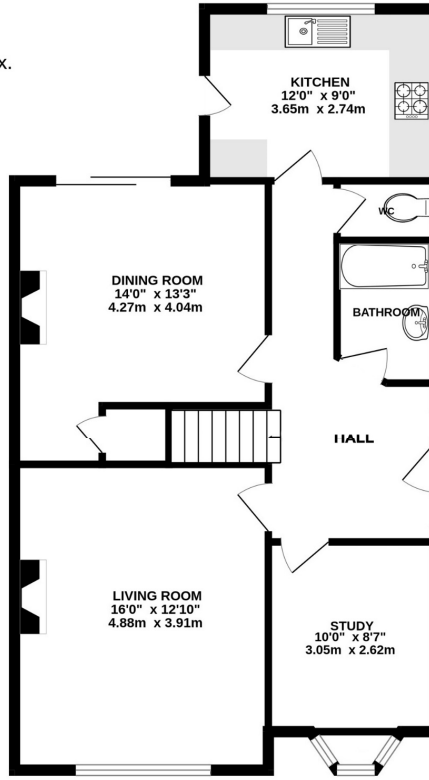
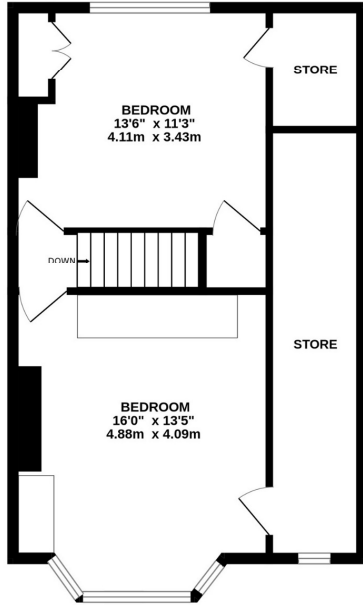
Garage - 20'6" x 9'5" max (6.25m x 2.87m max)

Workshop - 9'5" x 6'1" max (2.87m x 1.85m max)

Driveway



Oaks Avenue,  
 Worcester Park KT4 8XD  
 INTERNAL FLOOR AREA  
 (APPROX.) 1570 sq ft/ 146.0 sq m  
 Including Garage and Workshop  
 Garden extends to 220' (67.0m) approx.



**Winkworth**

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+) <b>A</b>	84
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
51	
England, Scotland & Wales	EU Directive 2002/91/EC

**Winkworth**

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.