



CUDDINGTON AVENUE, WORCESTER PARK, SURREY, KT4
£900,000 FREEHOLD

**A SUBSTANTIAL FOUR DOUBLE BEDROOM FAMILY HOME
BENEFITTING FROM A BEAUTIFUL CIRCA 95FT REAR
GARDEN AND LARGE ROOM SIZES THROUGHOUT**

Winkworth

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See things differently



AT A GLANCE

- No Onward Chain
- 4 Double Bedrooms
- Two Spacious Reception Rooms
- Well Proportioned Kitchen
- Cloakroom/WC
- Family Bathroom
- Separate WC
- Garden approx. 95ft
- Garage
- Large Driveway
- Council Tax Band G
- EPC Rating E

DESCRIPTION

A substantial four double bedroom family home benefitting from a beautiful circa 95ft southerly aspect rear garden, large room sizes throughout and a setting in one of the area's most sought after residential roads. The location is ideal for commuters with access into central London available by train from Worcester Park, Stoneleigh and Malden Manor, and also by road via the nearby A3.

The accommodation throughout is well-proportioned and includes a dining room with large bay window, living room with feature fireplace and double doors opening onto the rear garden, a kitchen/breakfast room with gorgeous views over the garden and a useful downstairs WC. Upstairs, there are four double bedrooms, a large family bathroom with separate WC and plenty of storage.

Externally, the front provides off-street parking for several cars and enables access to the garage and side gate. The rear garden is stunning and extends to approximately 95 feet, is mainly laid to lawn with surrounding mature trees and shrubs, has a south westerly aspect and includes a large patio ideal for relaxing and dining. There are also two useful storage sheds.

In summary, this is a home which will provide families and commuters with a choice of well-regarded schools including Cuddington Community Primary School and The Mead Infant and Nursery School and easy access into central London via road and rail. Both Worcester Park high street and Stoneleigh Broadway are within easy reach, offering a wide range of shops, bars and restaurants.



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ACCOMMODATION

Reception Hall

Living Room - 15'4" x 12'4" max (4.67m x 3.76m max)

Dining Room - 14'8" x 12'9" max (4.47m x 3.89m max)

Kitchen - 12'10" x 10' max (3.9m x 3.05m max)

Cloakroom/WC

Bedroom - 15'2" x 12'9" max (4.62m x 3.89m max)

Bedroom - 15'3" x 12'6" max (4.65m x 3.8m max)

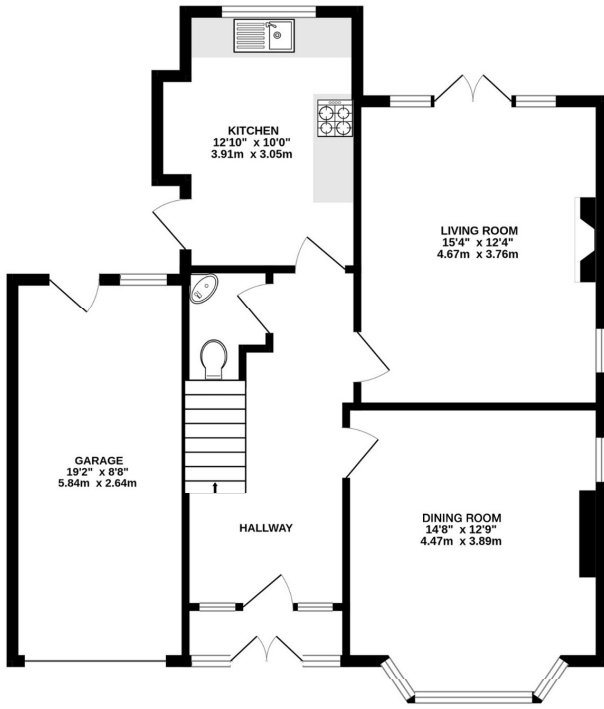
Bedroom - 15'4" x 8'2" max (4.67m x 2.5m max)

Bedroom - 9'3" x 8' max (2.82m x 2.44m max)

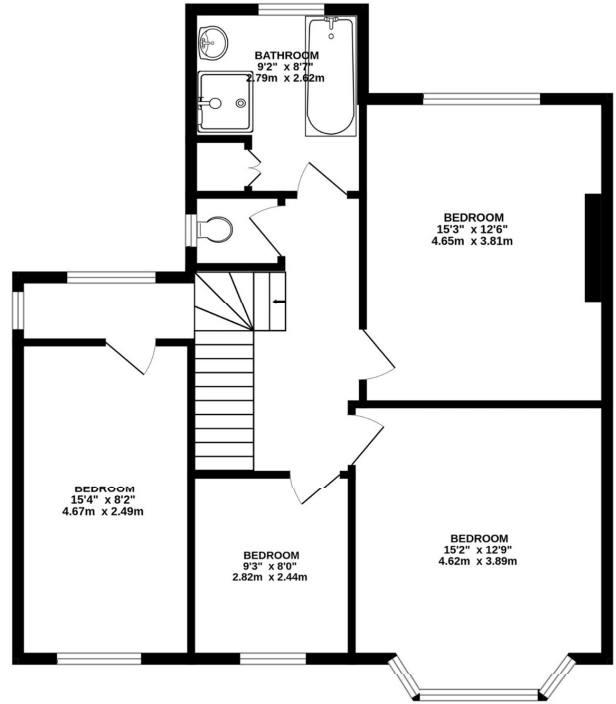
Bathroom - 9'2" x 8'7" max (2.8m x 2.62m max)

Separate WC

Garden - Approx. 95ft



GROUND FLOOR



FIRST FLOOR

Cuddington Avenue, Worcester Park KT4 7DA
 INTERNAL FLOOR AREA (APPROX.) 1615 sq ft/ 150.0 sq m
 Garden extends to 95' (28.9m) approx.



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 © 2023.

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		77
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

