



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

**A STUNNING THREE BEDROOM FAMILY HOME
RENOVATED IN A CONTEMPORARY STYLE SITUATED CLOSE
TO WORCESTER PARK MAINLINE RAIL STATION**

Winkworth

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winkworth.co.uk

See things differently



AT A GLANCE

- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Bathroom
- Ground Floor Shower/WC
- Garden approx. 65ft
- Garage/Workshop
- Off Street Parking
- Council Tax Band D
- EPC Rating C

DESCRIPTION

Guide Price £650,000 - £675,000

A gorgeous example of a 1930's property which has been renovated in a contemporary style, offering fantastic open-plan living space and situated in a sought after tree lined road close to Worcester Park high street.

Accommodation comprises a living room with log burner, dining room, a modern fitted kitchen/breakfast room, a luxurious downstairs shower room, two double bedrooms, a single third bedroom and another luxurious family bathroom.

Externally, the property offers a well maintained rear garden with patio area and garage/workshop whilst to the front of the property, you will find a block paved driveway providing off street parking for several vehicles and side access.

The area boasts well-regarded education facilities including Grammar schools in the borough and excellent rail links into Central London. Families will benefit from lots of amenities such as leisure centres, cricket clubs, parks and bus routes to surrounding areas.

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



ACCOMMODATION

Entrance Hall

Living Room - 13'2" x 11'4" max (4.01m x 3.45m max)

Dining Room - 11' x 10'2" max (3.35m x 3.1m max)

Kitchen/Breakfast Room - 16'7" x 12'10" max (5.05m x 3.9m max)

Ground Floor Shower/WC

Bedroom - 13'8" x 11' max (4.17m x 3.35m max)

Bedroom - 11'10" x 11'7" max (3.6m x 3.53m max)

Bedroom - 8'1" x 5'10" max (2.46m x 1.78m max)

Bathroom

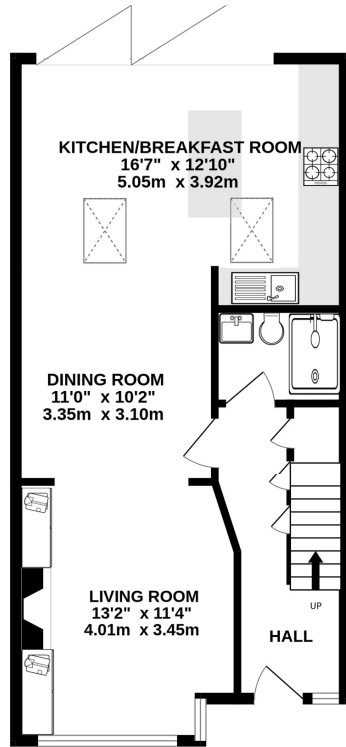
Garden - Approx. 65ft

Garage/Workshop - 16'2" x 15'10" max (4.93m x 4.83m max)

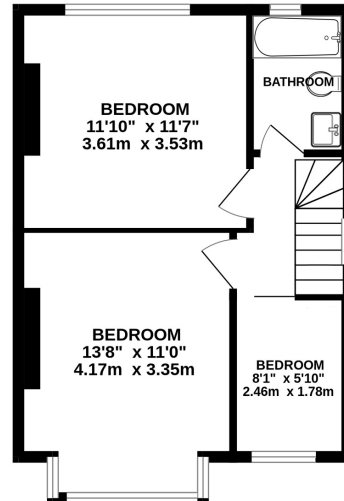


**Sandringham Road,
Worcester Park KT4 8UH**

INTERNAL FLOOR AREA
(APPROX.) 1000 sq ft/ 92.9 sq m
Excluding Garage
Garden extends to 65' (19.81m) 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 © 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		86
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

