



**BRAEMAR ROAD, WORCESTER PARK, KT4**  
**£665,000 FREEHOLD**

**A TRULY STUNNING FAMILY HOME BENEFITING FROM AN  
OPEN-PLAN LIVING SPACE AND RENOVATED  
THROUGHOUT TO A VERY HIGH STANDARD**

**Winkworth**

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See things differently



## AT A GLANCE

- 3 Bedrooms
- Entrance Hall
- Living Room
- Kitchen/Dining Room
- Family Room
- Bathroom
- Garden
- Garage/Store
- Good Local Schools
- Worcester Park Zone 4 Train Station
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

A truly stunning property, extended and renovated throughout by the current owners to create a home which is both visually stunning and thoughtfully laid-out for modern living.

The property is set in an ultra-convenient location, just minutes from local schools, several bus routes to surrounding areas, a thriving high street with a variety of shops and restaurants and a train station, providing fast and frequent services into Central London.

Turning first to the extension to the ground floor, this has created a wonderfully spacious kitchen with attractive central island, ample space for a large dining table and chairs and a good-sized family room with Crittall style doors, overlooking the landscaped rear garden.

The accommodation continues through to a front aspect living room, an entrance hall with storage, two double bedrooms, both with fitted wardrobes, a third single bedroom and a modern fitted bathroom.

Externally, the rear garden is high fence enclosed for privacy, has been astro turfed to enable easy maintenance and includes an attractive patio with BBQ area ideal for relaxing, dining and socialising. In addition, there is off street parking for two vehicles to the front, and a garage/workshop to the rear.

The beautiful presentation of this property shows the vendor's flair for interior design, whilst their attention to detail means that contemporary features are both attractive and convenient. These include, high-end kitchen fittings, window shutters, fitted wardrobes and bespoke carpentry throughout.



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## ACCOMMODATION

Entrance Hall

Living Room - 13' x 11'4" max (3.96m x 3.45m max)

Kitchen/Dining Room - 17'2" x 13' max (5.23m x 3.96m max)

Family Room - 15'4" x 10'8" max (4.67m x 3.25m max)

Bedroom - 13'6" x 11' max (4.11m x 3.35m max)

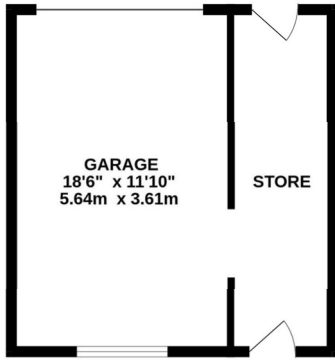
Bedroom - 11'10" x 9' max (3.6m x 2.74m max)

Bedroom - 8' x 5'11" max (2.44m x 1.8m max)

Bathroom - 8'4" x 8' max (2.54m x 2.44m max)

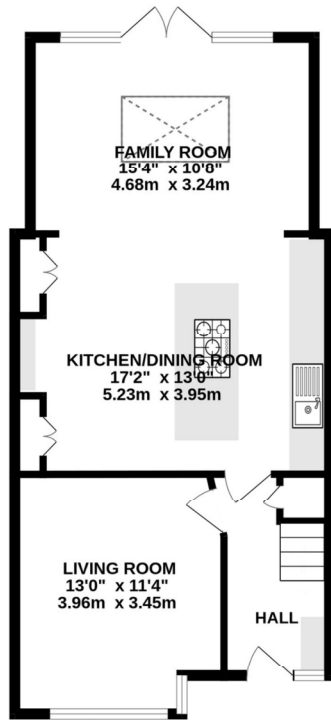
Garden - Approx. 38ft

Garage/Store - 18'6" x 11'10" max (5.64m x 3.6m max)

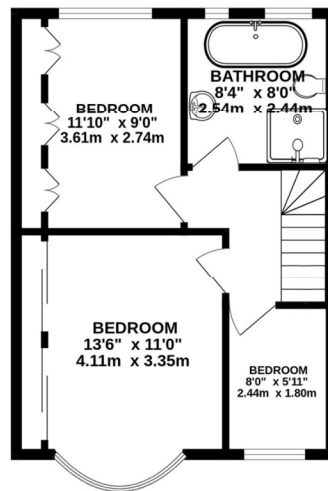


**Braemar Road,  
Worcester Park KT4 8SW**

INTERNAL FLOOR AREA (APPROX.)  
1015 sq ft/ 94.3 sq m  
excluding Outbuilding  
Garden extends to 38' (11.6m) 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 © 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>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</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	

