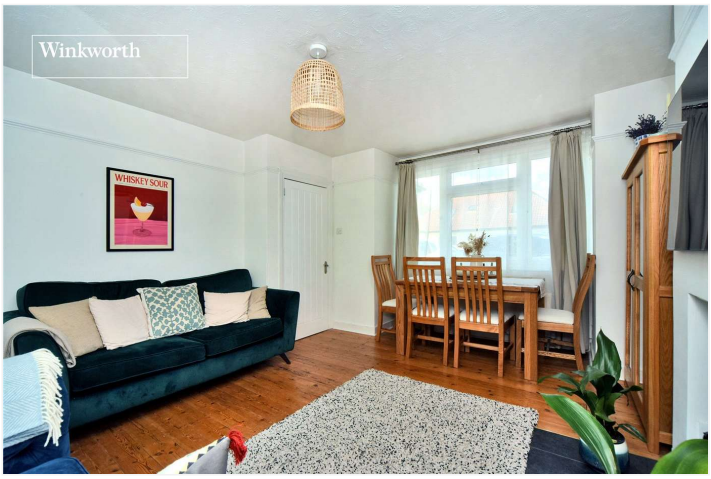






BRINKLEY ROAD, WORCESTER PARK, KT4

£500,000 - £525,000 FREEHOLD

A THREE BEDROOM SEMI-DETACHED HOME WITH SCOPE TO EXTEND (STPP) AND A LARGE GARDEN

Winkworth

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



AT A GLANCE

- Potential to Extend (Subject to Consents)
- Three Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Downstairs Bathroom
- Garden approx. 120ft
- Garden Studio/Office
- Off Street Parking
- 0.5 Mile from Zone 4 Train Station
- Well-Regarded Local Schools

DESCRIPTION

Guide Price £500,000 - £525,000

A well-presented three bedroom semi-detached family home featuring potential to extend (STPP), a circa 120ft garden, an outside office/studio and a convenient location within easy reach of the high street and just half a mile from Worcester Park Zone 4 train station.

The accommodation comprises useful front entrance porch, separate vestibule with staircase to the first floor, a well-proportioned living/dining room, fitted kitchen with direct access to the garden, a modern downstairs bathroom and three good sized bedrooms. Features include space in the two main bedrooms for wardrobes, scope to extend into the loft (subject to planning permission/consents) and a soundproof garden studio which would make the ideal work from home office.

The garden is large, extending to approx. 120ft, is mainly laid to lawn and has a patio set off the back of the house and another next to the garden studio. To the front, there is side access to the rear and off street parking for two cars.

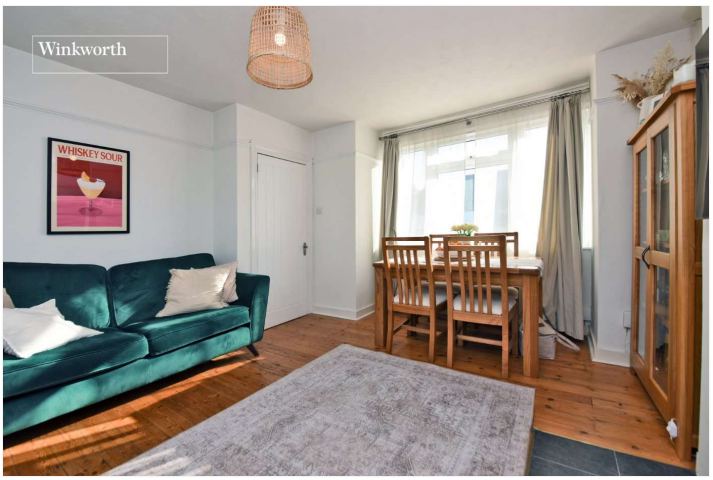
Locally, the area offers a wide choice of amenities including shops and restaurants, train stations into central London, a cricket club, parks and playgrounds and bus routes towards Kingston, Sutton and Cheam, all of which provide well-regarded education facilities including grammar schools.

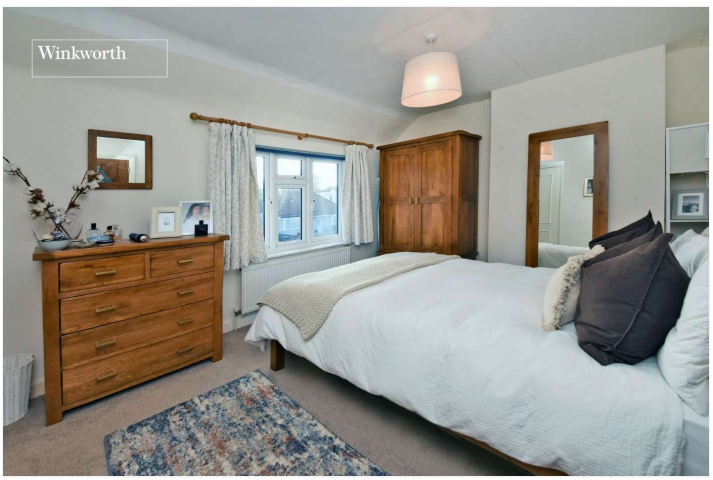












ACCOMMODATION

Living/Dining Room - 15' x 13' max (4.57m x 3.96m max)

Kitchen - 11'4" x 8'1" max (3.45m x 2.46m max)

Downstairs Bathroom

Bedroom - 13'2" x 10' max (4.01m x 3.05m max)

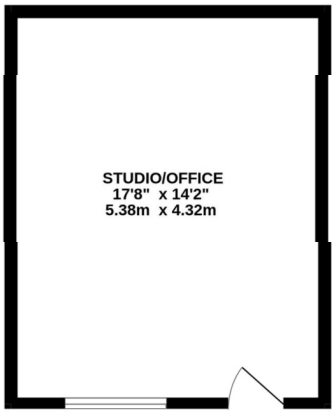
Bedroom - 11'3" x 8'5" max (3.43m x 2.57m max)

Bedroom - 8'4" x 7'7" max (2.54m x 2.3m max)

Garden - Approx. 120ft

Garden Studio/Office - 17'8" x 14'2" max (5.38m x 4.32m max)

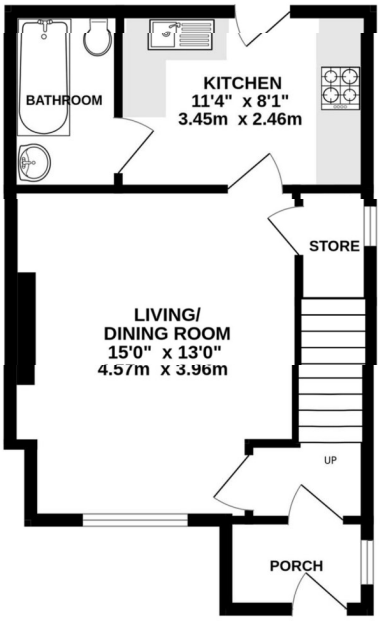
Off Street Parking on Drive



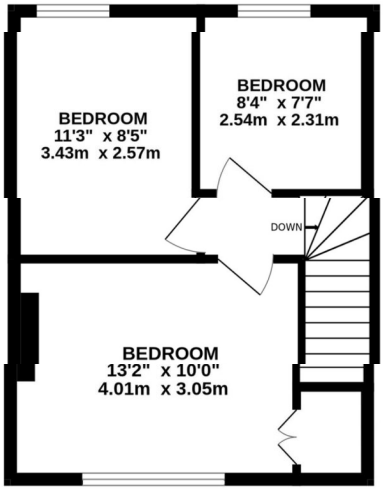
Brinkley Road, Worcester Park KT4 8JE

INTERNAL FLOOR AREA (APPROX.) 760 sq ft/ 70.6 sq m
~~Excluding Studio/Office~~

Garden extends to 120' (36.6m) approximately



GROUND FLOOR



FIRST FLOOR

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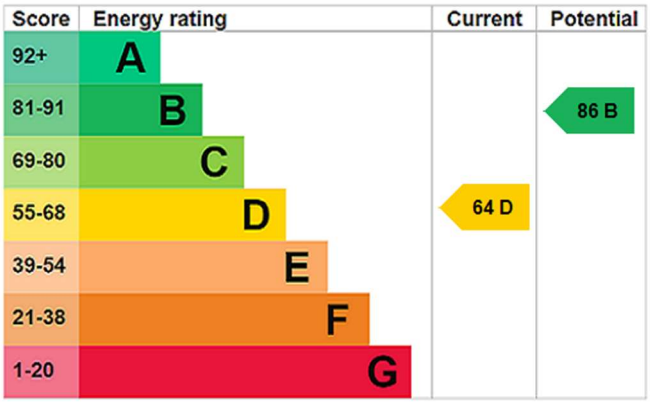

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See things differently

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