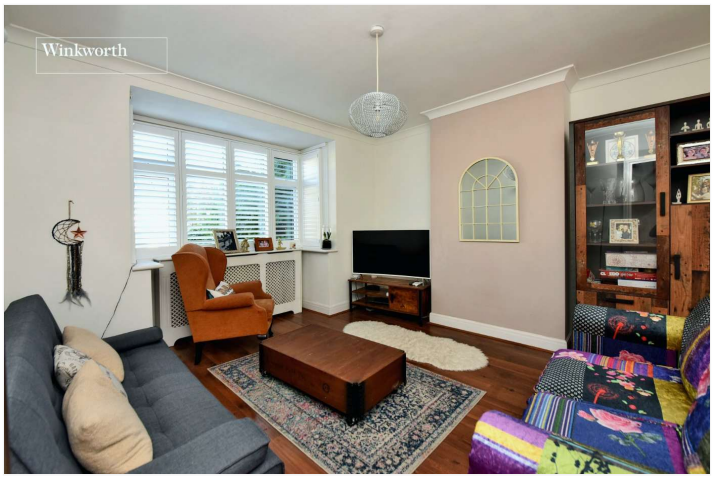
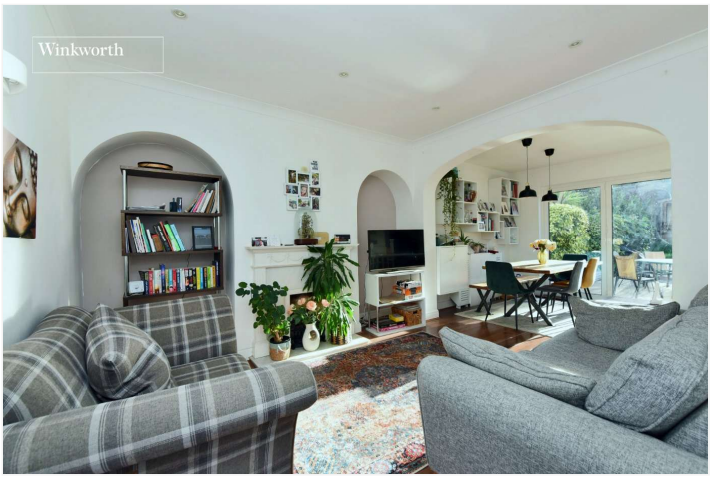






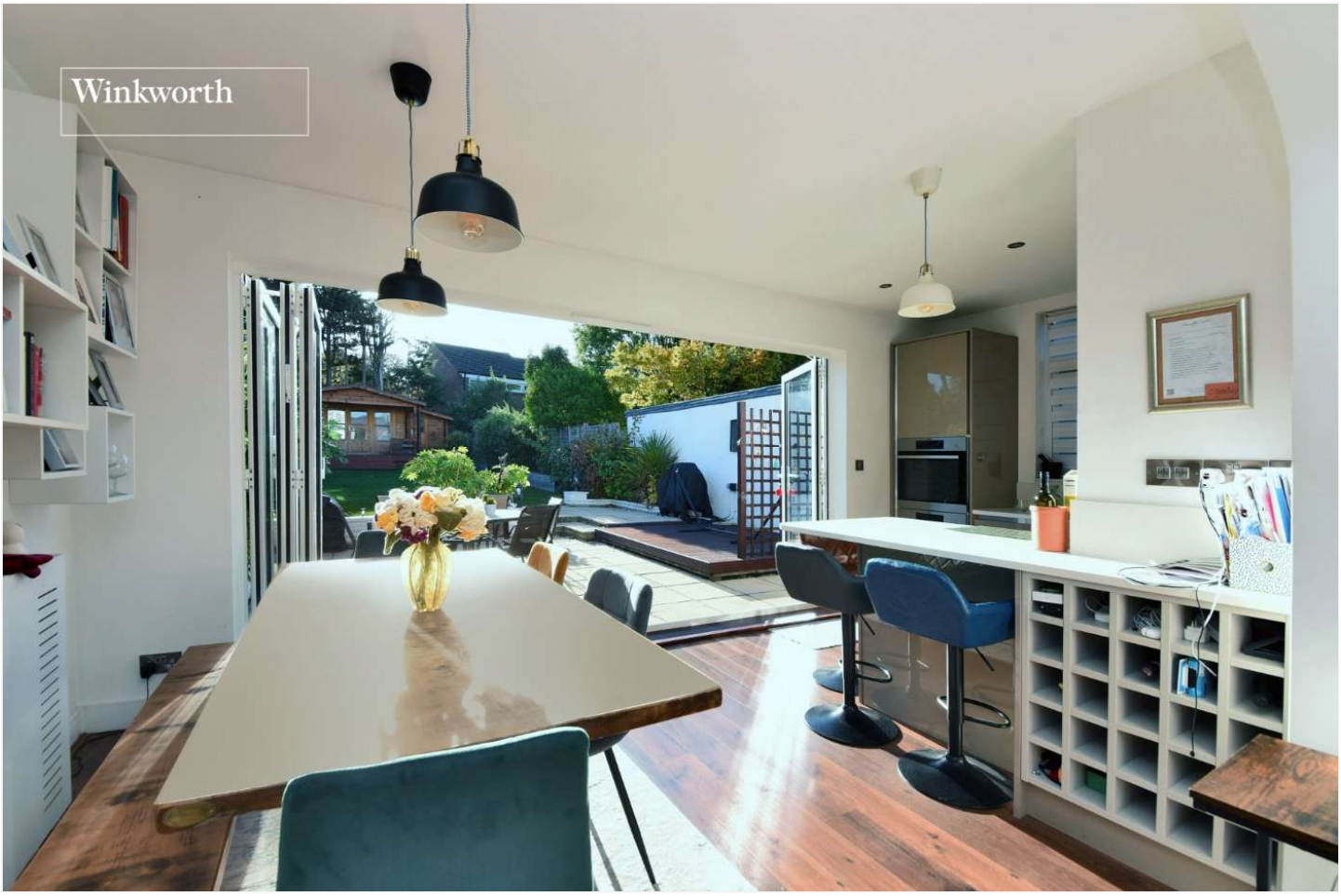
CLARKES AVENUE, WORCESTER PARK, KT4

£650,000 FREEHOLD

A BEAUTIFULLY EXTENDED SEMI-DETACHED FAMILY HOME FEATURING A STUNNING KITCHEN/DINER, CIRCA 80FT SOUTH-FACING GARDEN AND SUBSTANTIAL STUDIO

Winkworth

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



AT A GLANCE

- Beautifully Presented Semi-Detached Family Home
- Superb Kitchen/Dining Room
- Open Plan Family Room
- Separate Front Living Room
- Contemporary Family Bathroom
- Circa 80ft Southerly Aspect Landscaped Garden
- Garden Studio/Summer House
- Downstairs Cloakroom/WC
- Close to Bus Services to Morden
- Easy Reach of Well-Regarded Local Schools

DESCRIPTION

Guide Price £650,000 - £675,000

Situated in a popular residential road, this beautifully presented, traditional style three-bedroom semi-detached family home offers an impressive combination of character, contemporary living and further potential to extend (STPP).

The property enjoys wonderful kerb appeal, with an attractive frontage, charming bay windows and a substantial driveway providing off-street parking for several vehicles.

The ground floor offers a welcoming entrance hallway, an elegant front reception room with plantation shutters, and a spacious family room which flows effortlessly into the stunning extended kitchen/dining room. Undoubtedly the heart of the home, this fabulous space features sleek contemporary cabinetry, integrated appliances, a breakfast bar and ample dining space. Expansive bi-fold doors open directly onto the beautifully landscaped, south-facing rear garden, creating a wonderful setting for entertaining and family life.

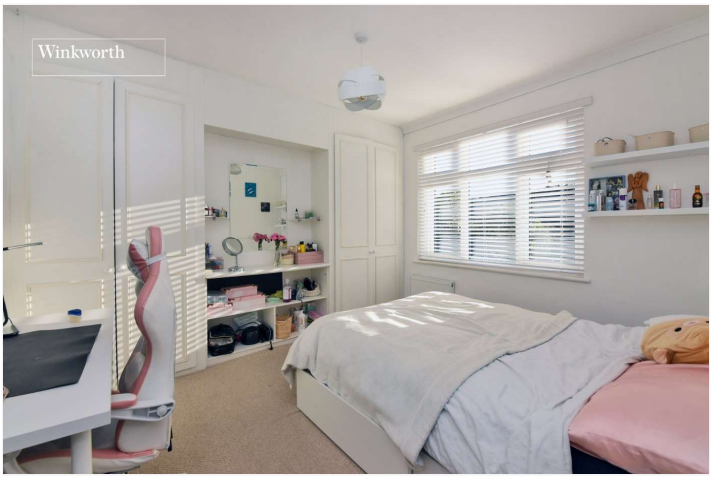
Upstairs, there are two particularly spacious double bedrooms, a good-sized single bedroom and a stylish family bathroom featuring a freestanding bath and separate shower.

The delightful rear garden extends approximately 80ft and features generous patio areas, established planting and a lawn. At the far end sits a substantial studio/summer house, ideal for a home office, gym or recreational space. Further benefits include useful side access and potential for additional extension, subject to planning permission.

The property is conveniently positioned for Worcester Park and North Cheam amenities, well-regarded local schools including St Cecilia's Catholic Primary School, Cheam Park Farm Primary and Cheam High School, bus routes towards Morden Underground and Worcester Park train station, offering services into London Waterloo.











ACCOMMODATION

Living Room - 13'2" x 12'6" max (4.01m x 3.8m max)

Family Room - 11'9" x 11'5" max (3.58m x 3.48m max)

Dining Room - 11'5" x 9'3" max (3.48m x 2.82m max)

Kitchen - 17'8" x 6'11" max (5.38m x 2.1m max)

Cloakroom/WC

Bedroom - 14' x 11'10" max (4.27m x 3.6m max)

Bedroom - 11'10" x 11'9" max (3.6m x 3.58m max)

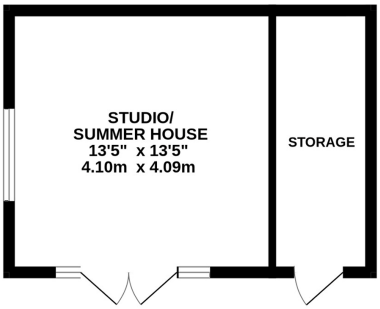
Bedroom - 7'5" x 6'11" max (2.26m x 2.1m max)

Family Bathroom - 8'4" x 6'2" max (2.54m x 1.88m max)

Garden - Approx. 80ft

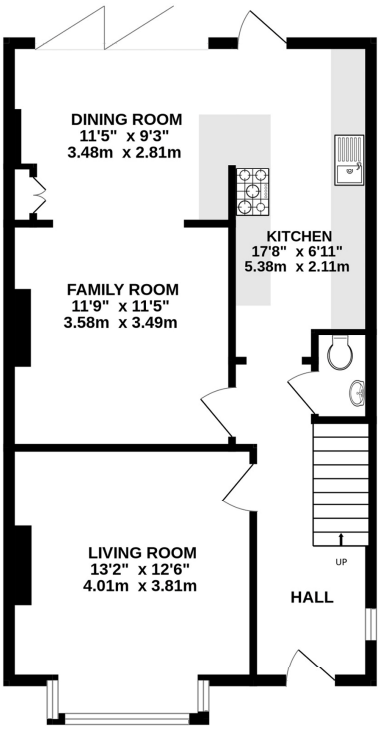
Studio/Summer House - 13'5" x 13'5" max (4.1m x 4.1m max)



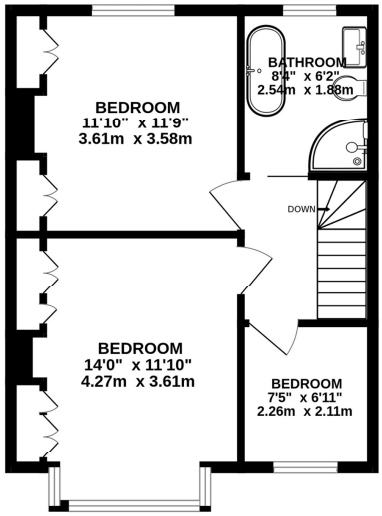


Clarkes Avenue,
Worcester Park KT4 8QA

INTERNAL FLOOR AREA
(APPROX.) 1325 sq ft/ 123.0 sq m
Including Studio/Summer House
Garden extends to 80' (24.38m) approx.



GROUND FLOOR



FIRST FLOOR

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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.
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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.

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