



BRAEMAR ROAD, WORCESTER PARK, KT4
£635,000 FREEHOLD

**A BEAUTIFULLY PRESENTED FAMILY HOME FEATURING A
 STUNNING OPEN-PLAN KITCHEN/DINER, LANDSCAPED
 GARDEN, OUTBUILDING/STUDIO AND AN EXCELLENT
 LOCATION**

Winkworth

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

winkworth.co.uk

See things differently



AT A GLANCE

- Extended Family Home
- Sought-After Residential Road
- Three Bedrooms
- Contemporary Kitchen/Dining Room
- Separate Living Room to Front
- Downstairs WC
- Family Bathroom
- Garden approx. 40ft
- Garden Office
- Close to Cheam Common Infants & Juniors
- Easy Reach of Worcester Park High Street
- Zone 4 Train Station

DESCRIPTION

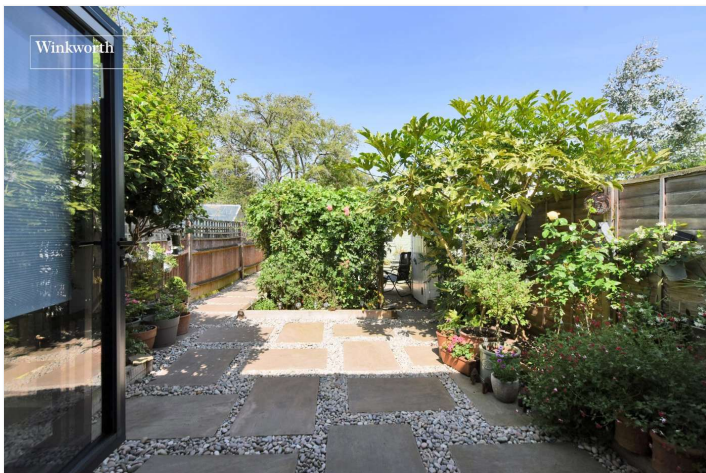
Situated in a sought-after residential road in Worcester Park, this beautifully presented three-bedroom family home offers approximately 1,076 sq ft of stylish internal accommodation, featuring a stunning open-plan kitchen/dining room, a low-maintenance private rear garden and a detached home office/studio.

The ground floor comprises a welcoming entrance hall with a useful cloakroom/WC, a spacious front-aspect living room with an attractive bay window and feature fireplace, and an impressive open-plan kitchen/dining room designed for modern family living. The kitchen is centred around a stylish island unit and benefits from a useful utility cupboard, whilst the dining area provides ample space for a large table and chairs. Bi-folding doors open directly onto the garden, creating a seamless connection between the indoor and outdoor living spaces and making it an ideal setting for both everyday life and entertaining.

On the first floor are two generous double bedrooms, a third bedroom ideal as a nursery, child's bedroom or study, and a well-appointed family bathroom. The principal bedroom overlooks the rear garden, while the front bedroom enjoys the character and natural light provided by a bay window.

Externally, the rear garden extends to approximately 40 ft and has been designed for ease of maintenance, offering an excellent space for relaxing, dining and entertaining. To the rear of the garden is a detached studio/home office, providing versatile accommodation ideal for remote working, a gym, hobby room or creative studio.

Conveniently located within easy reach of Worcester Park High Street, the property is well positioned for a wide range of shops, cafés, restaurants and leisure facilities. Worcester Park railway station provides regular services into Central London, whilst several highly regarded local schools are nearby, making this an excellent choice for families and commuters alike.



ACCOMMODATION

Entrance Hall

Living Room - 13'4" x 11'5" max (4.06m x 3.48m max)

Kitchen/Dining Room - 25' x 17'2" max (7.62m x 5.23m max)

Downstairs WC

Bedroom - 13'6" x 11'1" max (4.11m x 3.38m max)

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

Bedroom - 8'2" x 6'2" max (2.5m x 1.88m max)

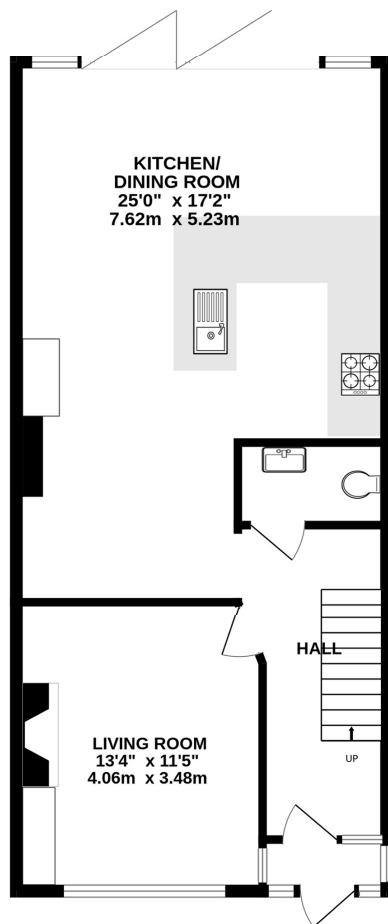
Family Bathroom - 7'8" x 5'6" max (2.34m x 1.68m max)

Garden - Approx. 40ft

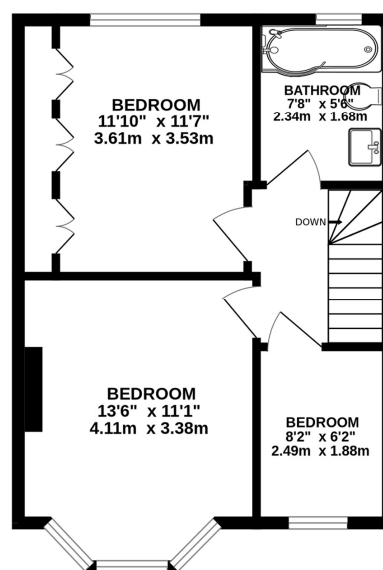
Garden Office - 11'4" x 7'3" max (3.45m x 2.2m max)



Braemar Road,
Worcester Park KT4 8SN
INTERNAL FLOOR AREA
(APPROX.) 1076 sq ft/ 100.0 sq m
Excluding Home office
Garden extends to 40' (12.19m) approx.



GROUND FLOOR



FIRST FLOOR

Winkworth

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 © 2026.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Winkworth