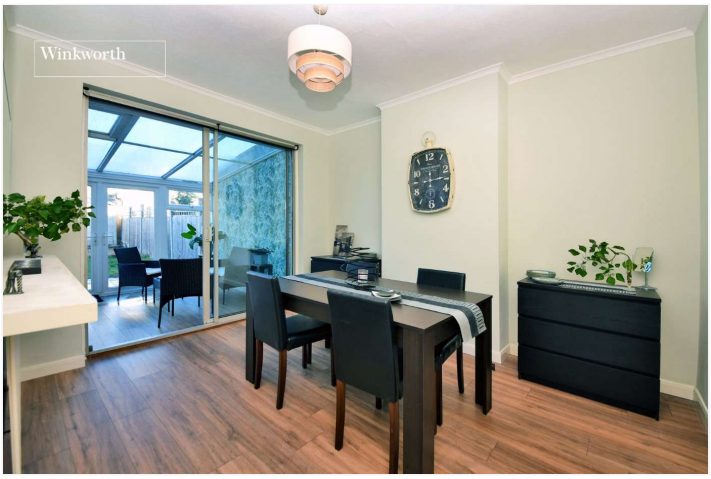






SANDRINGHAM ROAD, WORCESTER PARK, KT4

£525,000 FREEHOLD

A WELL-PRESENTED THREE-BEDROOM FAMILY HOME WITH 60FT REAR GARDEN, OFF-STREET PARKING AND EXCELLENT POTENTIAL TO EXTEND FURTHER STPP

Winkworth

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



AT A GLANCE

- No Onward Chain
- Popular Residential Road
- Three Bedrooms
- Two Spacious Reception Rooms
- Large Conservatory
- Fitted Kitchen
- Downstairs WC
- Upstairs Family Bathroom
- Garden Approx. 60ft
- Scope For Extension STPP
- 0.7 Mile Walk to Train Station
- Several Nearby Well-Regarded Schools

DESCRIPTION

Situated on a sought-after residential road in Worcester Park, this well-presented three-bedroom family home offers approximately 1,020 sq. ft. of accommodation, a generous 60ft rear garden and excellent potential for further extension, subject to planning permission.

The property offers bright and well-proportioned accommodation throughout, with the ground floor comprising a welcoming entrance hall, an attractive front reception room featuring a large bay window, a separate dining room and a fitted kitchen providing ample cupboard and worktop space. To the rear, a spacious conservatory provides additional versatile living accommodation, with French doors opening directly onto the garden. A convenient downstairs WC completes the ground floor.

Upstairs, the property offers two generously sized double bedrooms, a further single bedroom, and a modern family bathroom.

Externally, the approximately 60ft rear garden features a paved patio and an area of lawn, providing an excellent space for outdoor entertaining and family enjoyment. To the front, a driveway provides off-street parking.

The property is ideally positioned close to local parkland, including Cuddington Recreation Ground, and within easy reach of Worcester Park High Street, offering numerous shops, restaurants and cafés. Worcester Park railway station provides regular services towards London Waterloo, while several well-regarded schools, including Cheam Common Infant and Junior Academies, are nearby.

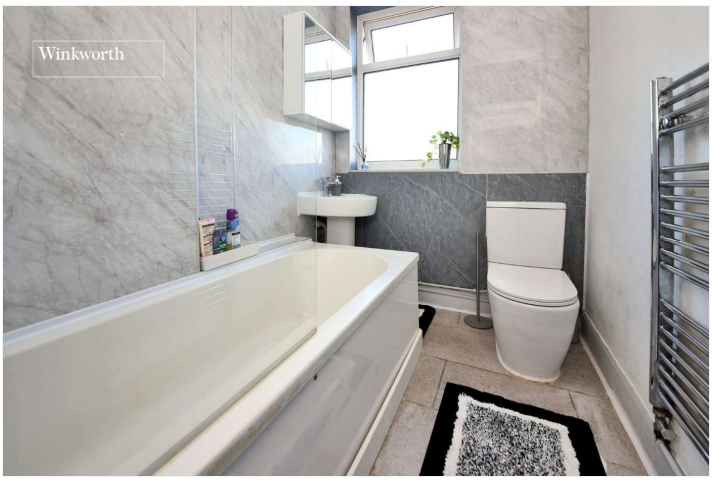
Agents' notes – please note the outbuilding/garage at the end of the garden is in the process of being removed/demolished.













ACCOMMODATION

Living Room - 13'1" x 11'5" max (4m x 3.48m max)

Dining Room - 12'11" x 10'5" max (3.94m x 3.18m max)

Conservatory - 15'5" x 9'6" max (4.7m x 2.9m max)

Kitchen - 9'9" x 6'3" max (2.97m x 1.9m max)

Downstairs WC

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

Bedroom - 11'9" x 11'6" max (3.58m x 3.5m max)

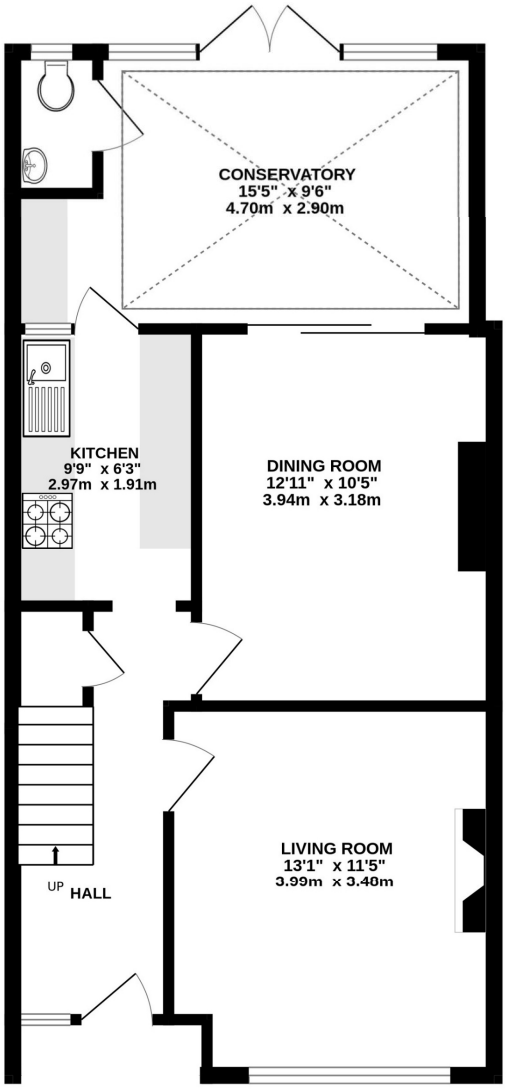
Bedroom - 8' x 6' max (2.44m x 1.83m max)

Family Bathroom - 7'6" x 5'5" max (2.29m x 1.65m max)

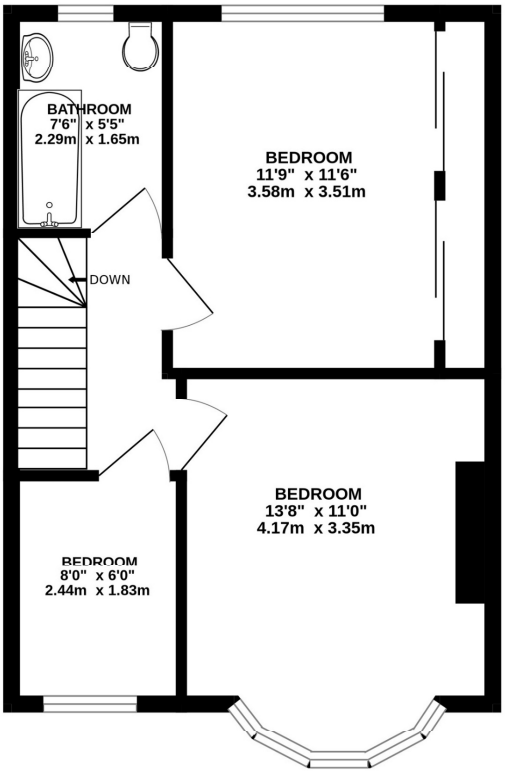
Garden - Approx. 60ft

Sandringham Road, Worcester Park KT4 8UH

INTERNAL FLOOR AREA
(APPROX.) 1020 sq ft/ 94.8 sq m
Garden extends to 60 ft (18.28m) approx.



GROUND FLOOR

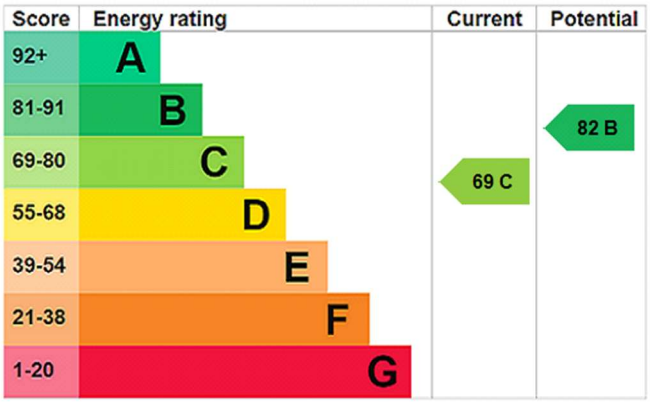


FIRST FLOOR

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.



Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.