

BRINKLEY ROAD, WORCESTER PARK, KT4

£550,000 FREEHOLD

**A THREE BEDROOM SEMI-DETACHED HOME WITH
SCOPE TO EXTEND (STPP) AND A LARGE CIRCA 120FT
REAR GARDEN**

Winkworth

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winkworth.co.uk

See things differently



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

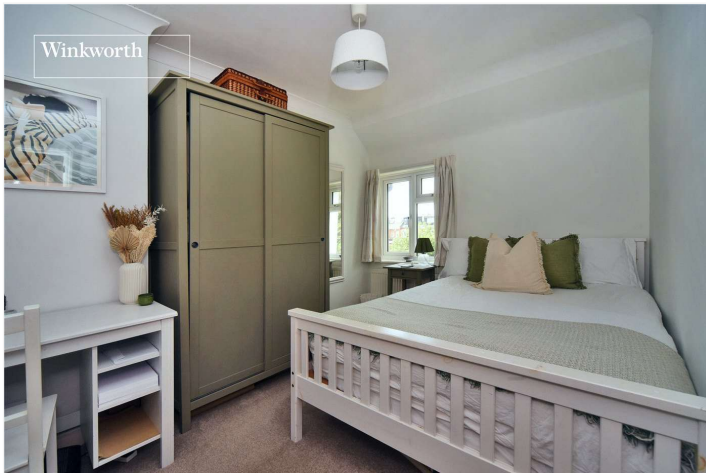
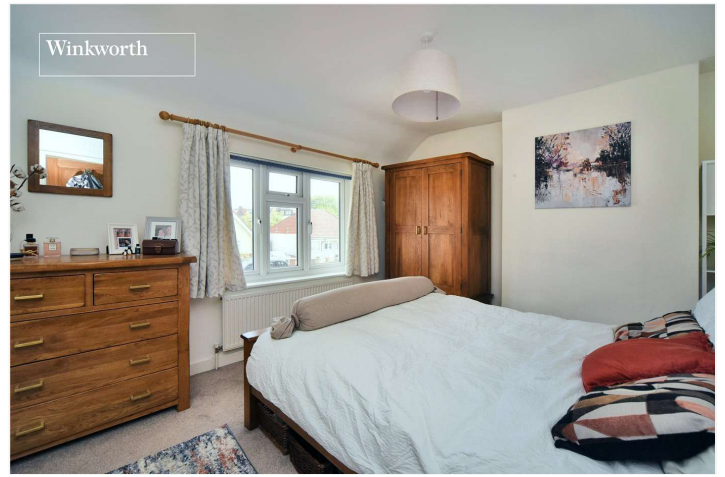
DESCRIPTION

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)

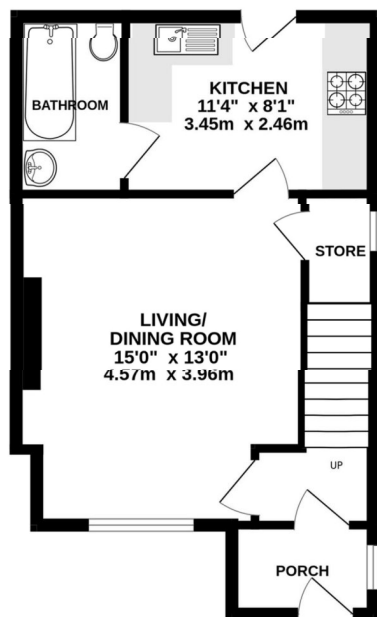
Garden - Approx. 120ft

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

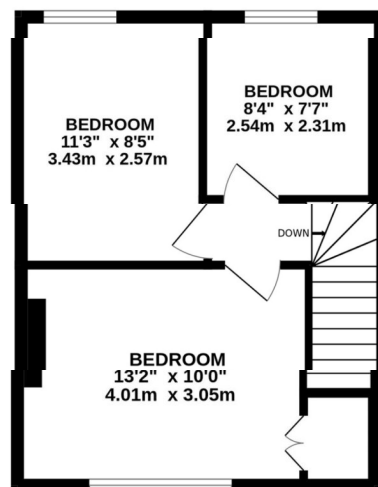
Off Street Parking on Drive



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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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 © 2025.

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 | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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