

SANDRINGHAM ROAD, WORCESTER PARK, KT4
£875,000 FREEHOLD

**A THOUGHTFULLY EXTENDED FOUR BEDROOM HOME WITHIN
 REACH OF SCHOOLS AND A ZONE 4 TRAIN STATION**

Winkworth

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

winkworth.co.uk

See things differently



AT A GLANCE

- Four Bedrooms
- Living Room
- Kitchen/Dining Room
- Family Room
- Utility Room
- Cloakroom/WC
- Family Bathroom
- En-Suite plus Dressing Room
- Manageable Rear Garden
- Garage to Rear

DESCRIPTION

This truly amazing property has been extended and renovated to create a spacious, luxury family home offering well-proportioned room sizes, a stunning loft conversion and superb décor and design throughout. The property benefits from not being overlooked front and back resulting in a secluded ambience.

The property is conveniently located just under half a mile from Worcester Park's Zone 4 train station providing commuters with fast and frequent services into Central London. The local high street has an array of amenities including shops, restaurants, cafes and bus routes towards Kingston, Epsom, Sutton and Heathrow. Families will benefit from well-regarded education such as Cheam Common Infant's and Juniors, several parks including the historic Nonsuch Park plus leisure centres, some with swimming pools.

The accommodation to the ground floor comprises a spacious entrance hall with useful cloakroom/WC, a front aspect living room with large bay window, an open-plan contemporary kitchen with plenty of space for a dining table and chairs, a utility room and a family room with bi-folding doors onto the rear garden. Upstairs on the first floor, there are two good sized double bedrooms, a third single bedroom and the gorgeous family bathroom. On the second floor, the principal bedroom is simply one of the best seen by the writer and features an en-suite bathroom with walk-in shower, a dressing room and extensive views from the extra wide picture window.

Externally, the rear garden has been landscaped for ease of maintenance and includes a large patio area ideal for outside dining and socialising with friends and family. At the end of the garden, a shared access road leads to a detached garage/outbuilding, which could be used as a convenient work from home space! To the front, there is off street parking for two vehicles.



ACCOMMODATION

Living Room - 16'5" x 11'8" max (5m x 3.56m max)

Kitchen/Dining Room - 18' x 14'2" max (5.49m x 4.32m max)

Family Room - 17'2" x 16'3" max (5.23m x 4.95m max)

Utility Room - 7'5" x 7'5" max (2.26m x 2.26m max)

Cloakroom/WC

Bedroom - 16'10" x 10'9" max (5.13m x 3.28m max)

Bedroom - 14'2" x 10'8" max (4.32m x 3.25m max)

Bedroom - 10'7" x 7' max (3.23m x 2.13m max)

Family Bathroom

Bedroom with Dressing Room - 16'6" x 11'7" max (5.03m x 3.53m max)

En-Suite Bath/Shower Room - 10'4" x 10' max (3.15m x 3.05m max)

Garden - Approx. 45ft

Garage - 19'2" x 12'8" max (5.84m x 3.86m max)

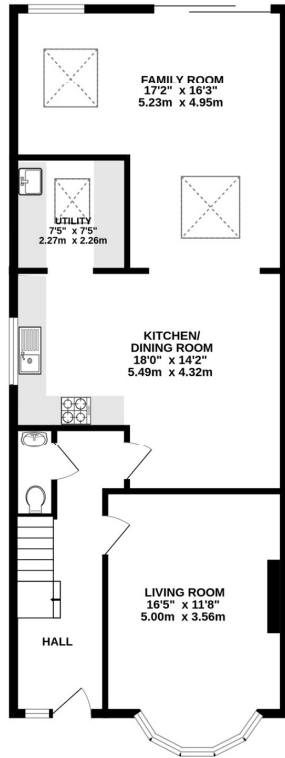
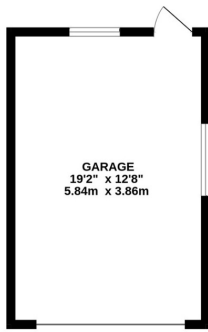
Off Street Parking on Drive

Sandringham Road, Worcester Park KT4 8XW

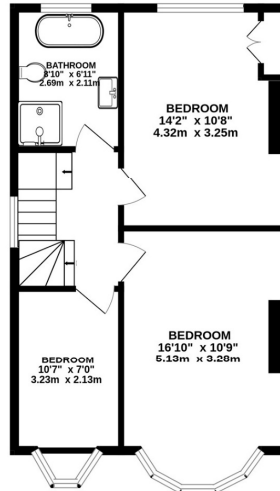
INTERNAL FLOOR AREA (APPROX.) 1730 sq ft/ 160.0 sq m

Excluding Garage

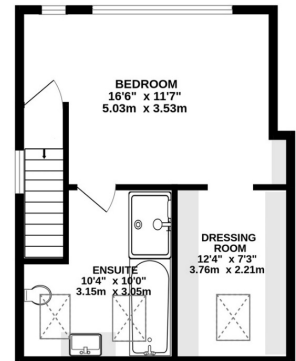
Garden extends to 45' (13.72m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND 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 © 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	37	71
England, Scotland & Wales	EU Directive 2002/91/EC	

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.