



**ST CLAIR DRIVE, WORCESTER PARK, SURREY, KT4**

**£925,000 FREEHOLD**

**A SUPERB FAMILY HOME OFFERING APPROX. 1960 SQ FT,  
SITUATED IN A HIGHLY DESIRABLE LOCATION WITH  
STUNNING VIEWS OVER CUDDINGTON PARK**

**Winkworth**

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## AT A GLANCE

- No Onward Chain
- Highly Desirable Location
- Rear Access to Cuddington Park
- Five Spacious Bedrooms
- Front Aspect Living Room
- Kitchen/Dining/Family Room
- Utility Room with Downstairs WC
- Family Bathroom
- Separate WC
- Loft Conversion Featuring Dressing Room
- Further Bathroom on Second Floor
- Garage
- Recently Renovated Driveway
- West-Facing Rear Garden approx. 96ft

## DESCRIPTION

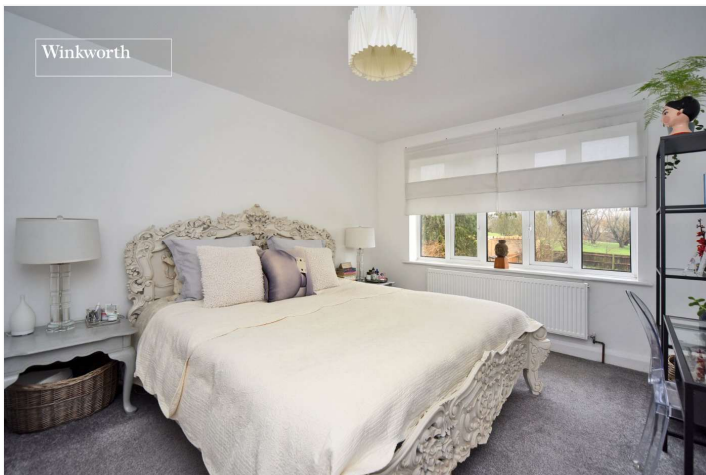
Situated in a highly desirable location, offering stunning views over parkland, this incredibly spacious family home features five bedrooms, a gorgeous open-plan kitchen diner and a circa 96ft rear garden.

The property has been extended and renovated by the current owners and features approx. 1960 sq. ft. of accommodation, creating the ideal family home for modern-day living. The ground floor comprises a pretty storm porch which leads to a spacious hall, a front aspect living room and a useful utility room with Velux-style window, a cloakroom/WC and double doors to the rear garden and an internal door to the garage. A superb, extended open-plan kitchen/dining/family room finishes the ground floor space, offering the ideal space for family gatherings.

On the first floor, there are two well-proportioned double bedrooms, a third generous sized single bedroom and a family bathroom with separate WC. On the second floor, a loft conversion has been utilised to create as much space as possible for a large family, featuring a double bedroom, a single bedroom, a dressing room, a second modern bathroom and fantastic views over Cuddington Park.

Externally, the property boasts an impressive 96ft west-facing rear garden, perfect for enjoying afternoon and evening sunshine. The garden offers a large patio area, ideal for outdoor dining and entertaining, leading to an expansive lawn bordered by mature planting and high fences. A greenhouse provides the perfect space for keen gardeners, while a rear gate opens directly onto the picturesque Cuddington Park, offering a wonderful extension of your outdoor space. To the front, a newly laid block-paved driveway provides generous off-street parking and leads to the garage.

Locally, Worcester Park high street is approx. 0.7mile walk from the property and provides an array of shops, restaurants and amenities. Commuters will have the choice of Worcester Park Zone 4 train station which offers fast and frequent services into Central London as well as a variety of bus routes towards Kingston, Sutton and Heathrow. Families will have the choice of several well-regarded schools including Cheam Common Infants and Juniors approx. 0.4mile walk.



## ACCOMMODATION

### Entrance Hall

**Living Room** - 11'11" x 11'6" max (3.63m x 3.5m max)

**Kitchen/Dining/Family Room** - 22'6" x 19'3" max (6.86m x 5.87m max)

**Utility Room** - 10' x 9'8" max (3.05m x 2.95m max)

### Downstairs WC

**Bedroom** - 11'9" x 11'3" max (3.58m x 3.43m max)

**Bedroom** - 12'8" x 10'10" (3.86m x 3.3m)

**Bedroom** - 9'7" x 8' max (2.92m x 2.44m max)

### Family Bathroom

### Separate WC

**Bedroom** - 12'1" x 11'11" max (3.68m x 3.63m max)

**Dressing Room** - 7'7" x 6' max (2.3m x 1.83m max)

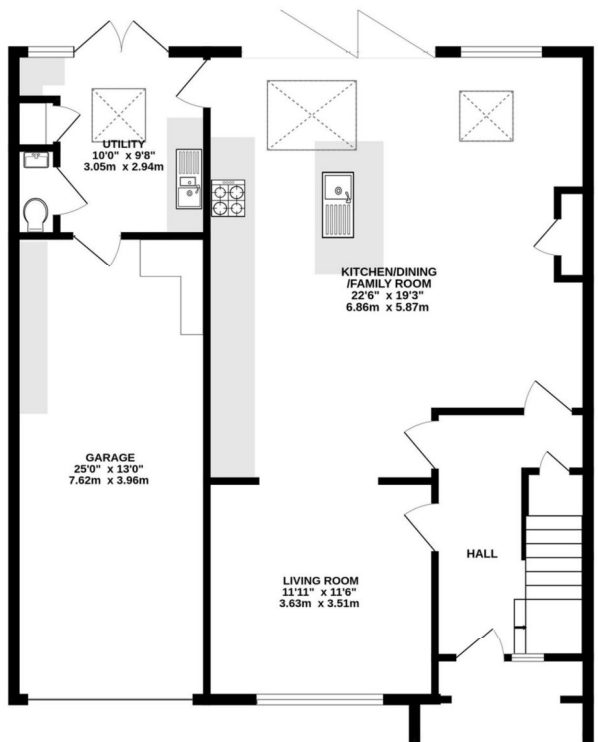
**Bathroom** - 7'10" x 7'7" max (2.4m x 2.3m max)

**Bedroom** - 8'9" x 7'4" max (2.67m x 2.24m max)

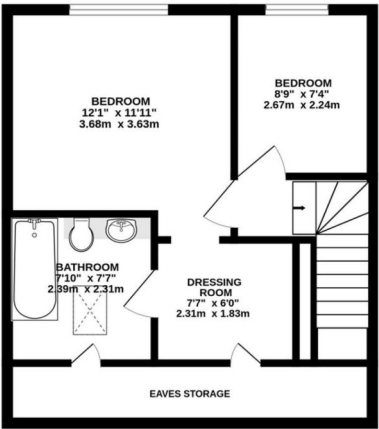
**Garage** - 25' x 13' max (7.62m x 3.96m max)

**Garden** - Approx. 96ft

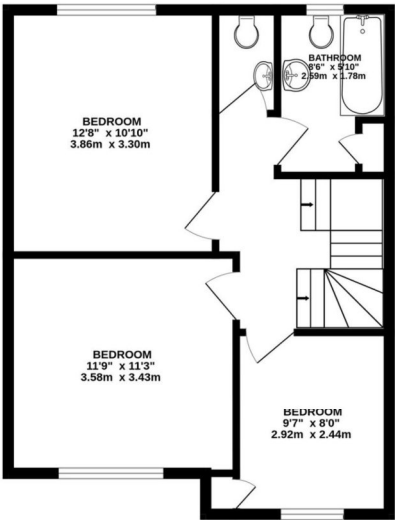
**St Clair Drive, Worcester Park KT4 8UG**  
 INTERNAL FLOOR AREA (APPROX.) 1960 sq ft/ 182.0 sq m  
 Garden extends to 96' (29.3m) approx.



GROUND FLOOR



SECOND 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 © 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		
69-80	C		79 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

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