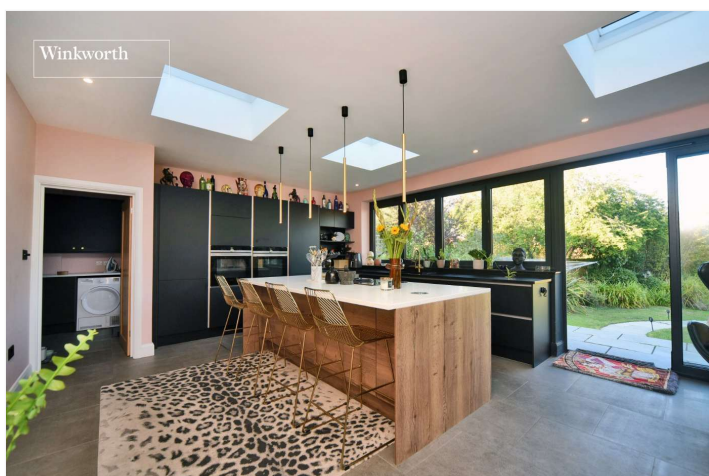




KINGSMEAD AVENUE, WORCESTER PARK, KT4

£1,370,000 FREEHOLD

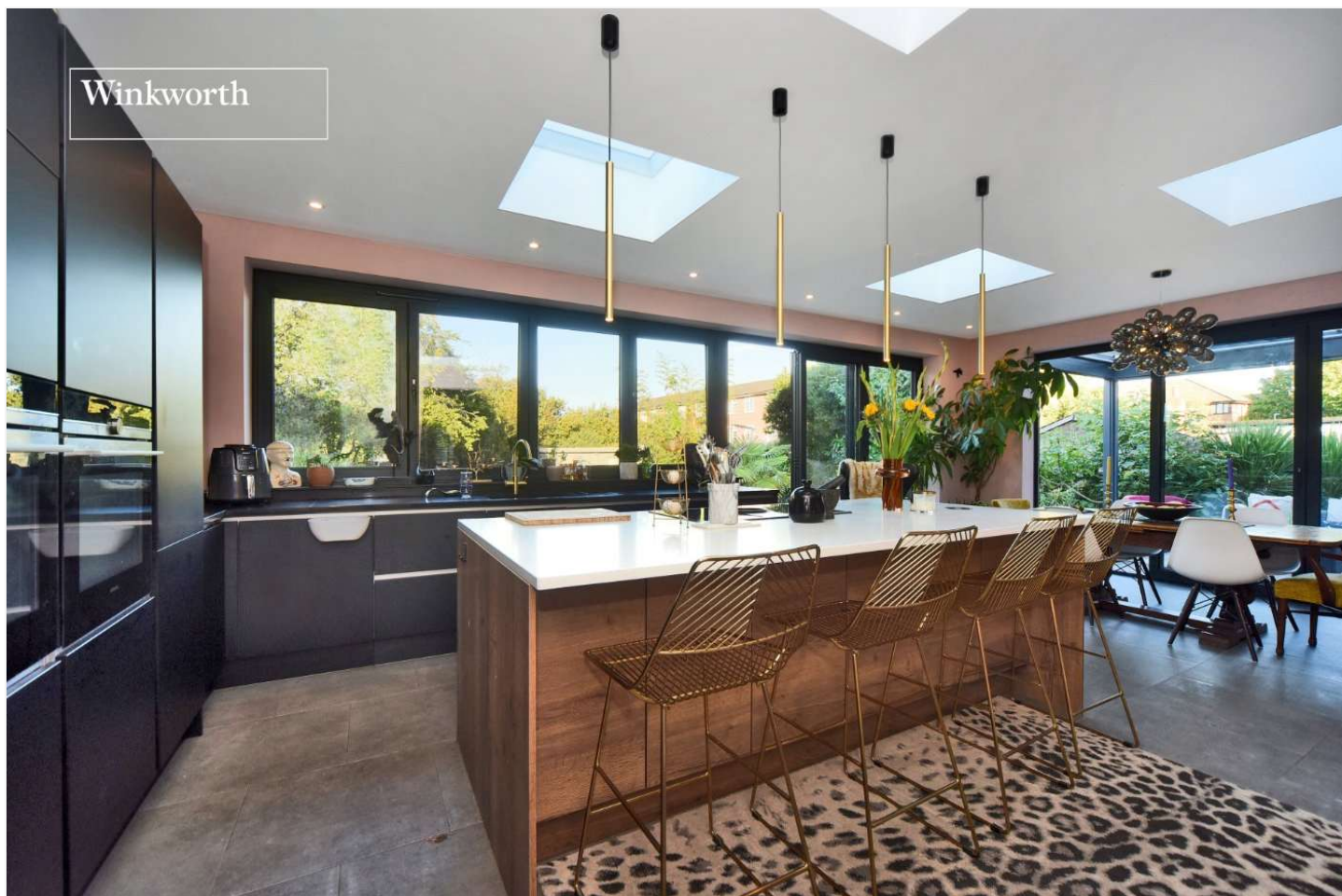
A BEAUTIFULLY PRESENTED FAMILY HOME BENEFITTING FROM 2700 APPROX. SQUARE FT LOCATED IN A HIGHLY SOUGHT AFTER ROAD CLOSE TO SEVERAL WELL-REGARDED SCHOOLS

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See things differently



AT A GLANCE

- Detached Extended Family Home
- Superb Decor & Design
- Four Double Bedrooms Plus Dressing Room
- Spacious Living Room
- Family Room
- Open-Plan Kitchen/Dining Room
- Utility Room
- Cloakroom/WC
- Study/Fifth Bedroom
- Family Bathroom plus Two En-Suite Shower Rooms
- Garden approx. 70ft
- Games Room/Summer House
- Situated in a Highly Sought After Road

DESCRIPTION

Situated in a highly sought after road, this beautifully designed family home, benefits from approx. 2700 sq. ft of accommodation, generous open-plan living space, three bathrooms, off street parking for several cars and a well-established circa 70ft rear garden.

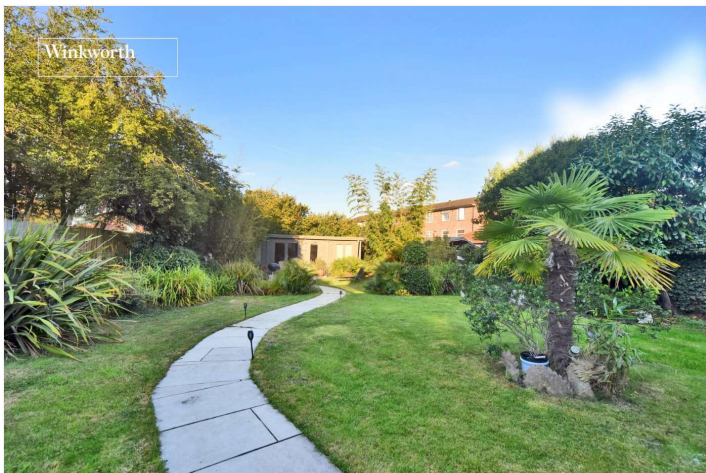
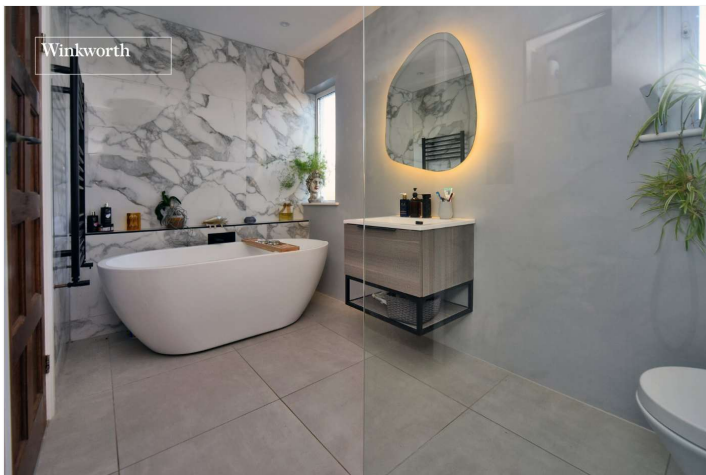
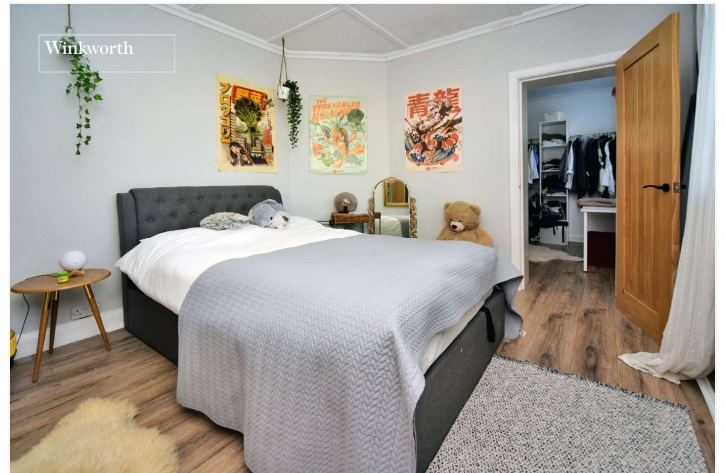
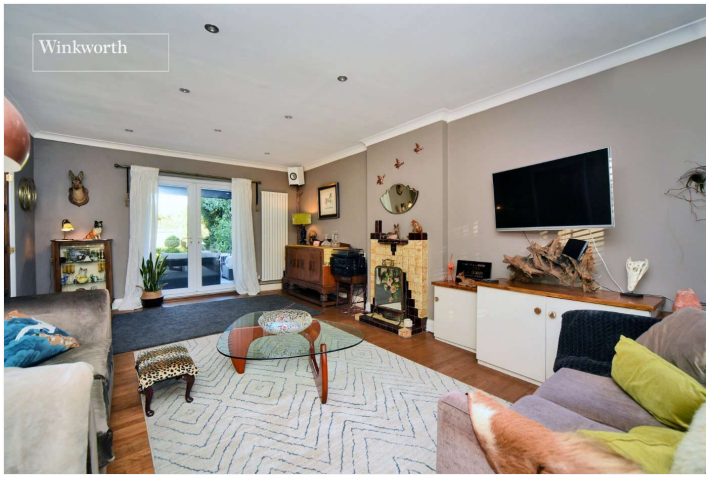
The property has been thoughtfully extended to suit modern family life and features well-proportioned room sizes throughout, superb décor and design and contemporary fittings and styling. The accommodation on the ground floor comprises an entrance porch leading into the reception hall, a cloakroom/WC, a dual aspect living room with double doors onto the covered patio, an incredibly spacious family room and quite simply, a stunning open-plan kitchen/dining room. The kitchen area has been carefully designed to include plenty of space for a dining table and chairs and features a large island, Velux windows, bi-folding doors and a utility room.

Upstairs, there are four double bedrooms, a study/5th bedroom, a dressing room, two luxury en-suite shower rooms and an outstanding family bathroom.

Externally, the circa 70ft rear garden is perfectly suited to family life, offering space to relax and entertain. At the heart of the garden is a spacious patio area, ideal for outdoor dining, complemented by a covered section for year-round enjoyment. The garden is beautifully framed by mature trees and established shrubs and features a versatile cabin at the end of the garden, ideal for a home office. To the front, the vast driveway provides side access to the rear garden, off street parking for at least 4 cars and gives access to the garage.

Locally, the property is within easy reach of Worcester Park high street, Cheam Village and North Cheam, all of which provide a range of shops, restaurants, amenities. Families will benefit from a variety of well-regarded schools including Cheam Common Infant's and Junior Academies, Cheam High School and Nonsuch High School for Girls and picturesque parkland at the nearby, historic Nonsuch Park. Commuters will have the choice of Worcester Park train station and Stoneleigh train station as well as bus routes towards Epsom, Kingston and Morden with its Northern Line tube station.

The property offers further scope for extension subject to the usual planning consents.



ACCOMMODATION

Entrance Hall

Living Room - 20'7" x 13' max (6.27m x 3.96m max)

Kitchen/Dining Room - 24'9" x 16' max (7.54m x 4.88m max)

Utility Room - 8'5" x 7'6" max (2.57m x 2.29m max)

Family Room - 20'7" x 16'4" max (6.27m x 4.98m max)

Cloakroom/WC

Bedroom - 13'3" x 11'6" max (4.04m x 3.5m max)

En-Suite - 11'7" x 7'10" max (3.53m x 2.4m max)

Bedroom - 14' x 10'1" max (4.27m x 3.07m max)

Study - 8'8" x 6'4" max (2.64m x 1.93m max)

Bedroom - 14'2" x 10' max (4.32m x 3.05m max)

Dressing Room - 8'10" x 6'10" max (2.7m x 2.08m max)

En-Suite Shower Room

Bedroom - 14'6" x 7' max (4.42m x 2.13m max)

Family Bathroom - 10'10" x 6'1" max (3.3m x 1.85m max)

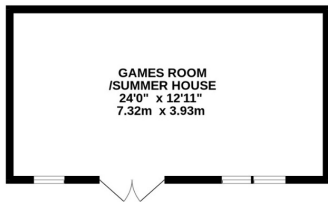
Garden - Approx. 70ft

Large Covered Patio

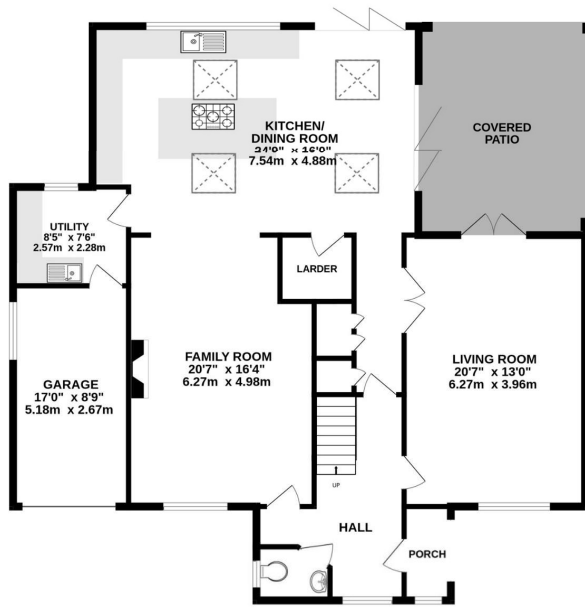
Games Room/Summer House - 24' x 12'11" max (7.32m x 3.94m max)

Garage - 17' x 8'9" max (5.18m x 2.67m max)

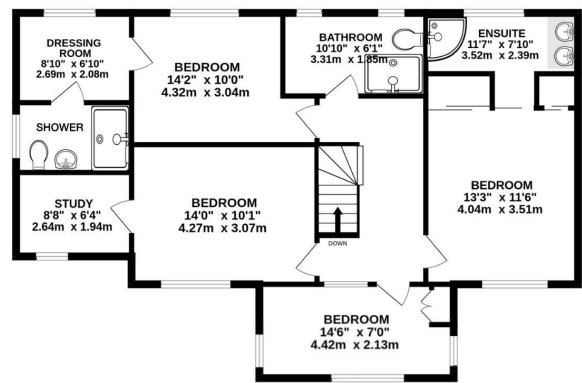
Driveway



**Kingsmead Avenue,
Worcester Park KT4 8XB**
INTERNAL FLOOR AREA
(APPROX.) 2705 sq ft/ 251.3 sq m
Including Games Room/Summer House
Garden extends to 70' (21.34m) 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 © 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.

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