



**TUDOR AVENUE, WORCESTER PARK, KT4**  
**£800,000 FREEHOLD**

**A WONDERFUL DETACHED FAMILY HOME OFFERING  
 SCOPE FOR EXTENSION STPP, A 90FT APPROX. REAR  
 GARDEN AND SPACIOUS ROOM SIZES THROUGHOUT**

**Winkworth**

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## AT A GLANCE

- Top End of the Road
- No Onward Chain
- Detached Family Home
- Offering Scope for Extension STPP
- Three Bedrooms
- Two Spacious Reception Rooms
- Kitchen/Breakfast Room
- Bathroom with Separate WC
- Garden approx. 90ft
- Brick Built "Wendy House"
- Driveway plus Garage

## DESCRIPTION

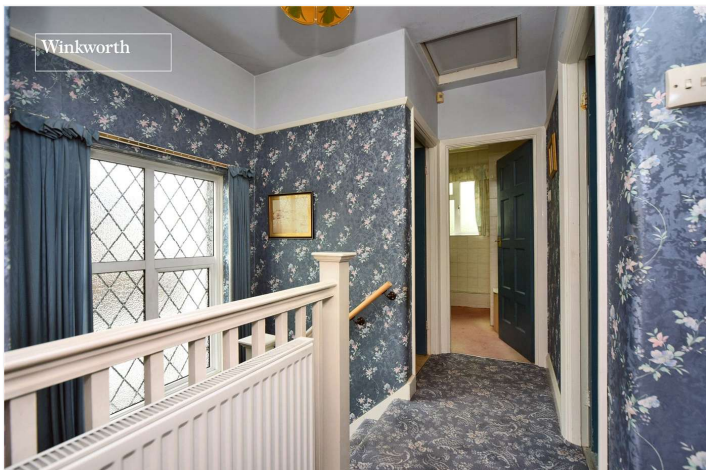
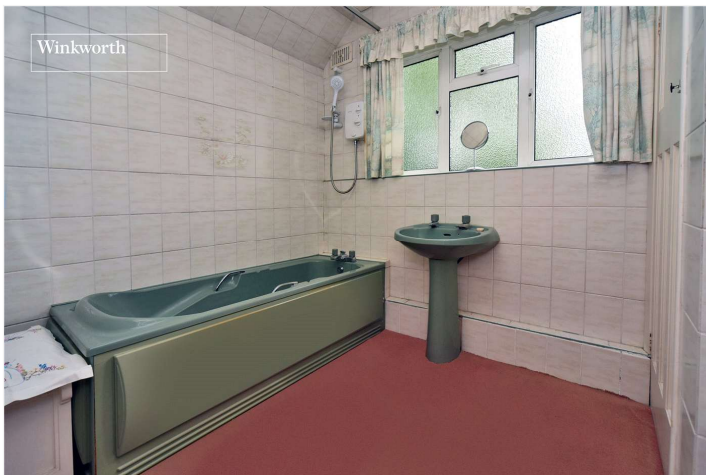
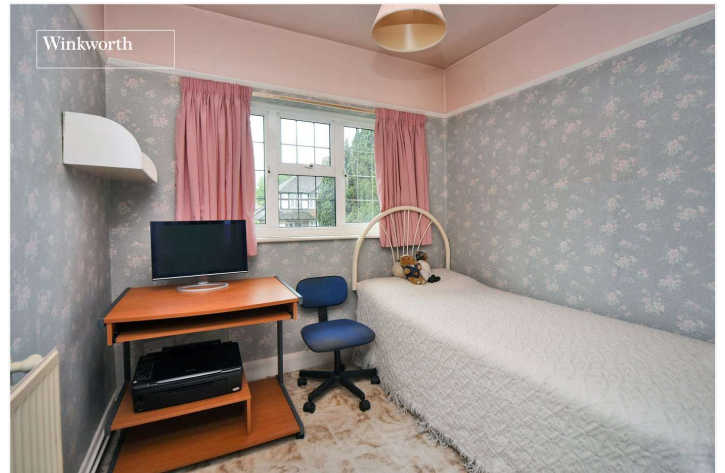
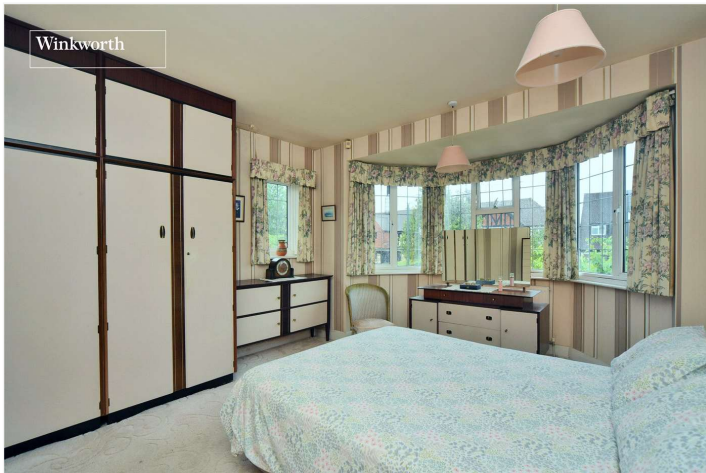
Situated in a desirable location, this wonderful, detached family home offering superb kerb appeal, features a beautifully maintained 90ft rear garden and is set within easy reach of several well-regarded schools and picturesque parkland at the historic Nonsuch Park.

The property features spacious room sizes throughout and offers substantial scope for extension subject to the usual planning consents. The accommodation comprises a large entrance hall, two spacious reception rooms, a kitchen/breakfast room, two well-proportioned, dual aspect double bedrooms, a good-sized single bedroom and a family bathroom with separate WC.

Externally, the rear garden is perfect for families and garden enthusiasts and includes a generous area of lawn, an abundance of mature trees and shrubs providing privacy and a much-loved "Wendy House" at the end of the garden. A patio area set off the back of the house is ideal for outside socialising. To the front, the driveway offers ample off-street parking which in turn gives access to the garage and side access to the rear garden.

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 and a variety of well-regarded schools including Nonsuch Primary School, Meadow Primary School, Cheam High School and Nonsuch High School for Girls. 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.





## ACCOMMODATION

### Entrance Hall

**Living Room** - 14'8" x 12'10" max (4.47m x 3.9m max)

**Dining Room** - 14'2" x 12'1" max (4.32m x 3.68m max)

**Kitchen** - 10'2" x 9' max (3.1m x 2.74m max)

**Bedroom** - 15'2" x 11'11" max (4.62m x 3.63m max)

**Bedroom** - 14' x 12'8" max (4.27m x 3.86m max)

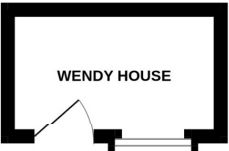
**Bedroom** - 8' x 7'10" max (2.44m x 2.4m max)

**Bathroom** - 8'8" x 7' max (2.64m x 2.13m max)

### Separate WC

**Garden** - Approx. 90ft

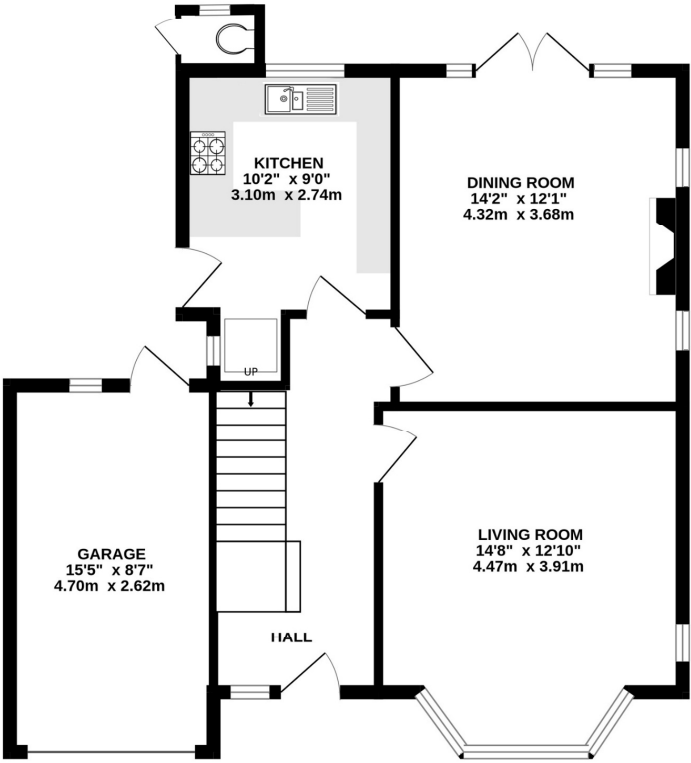
**Garage** - 15'5" x 8'7" max (4.7m x 2.62m max)



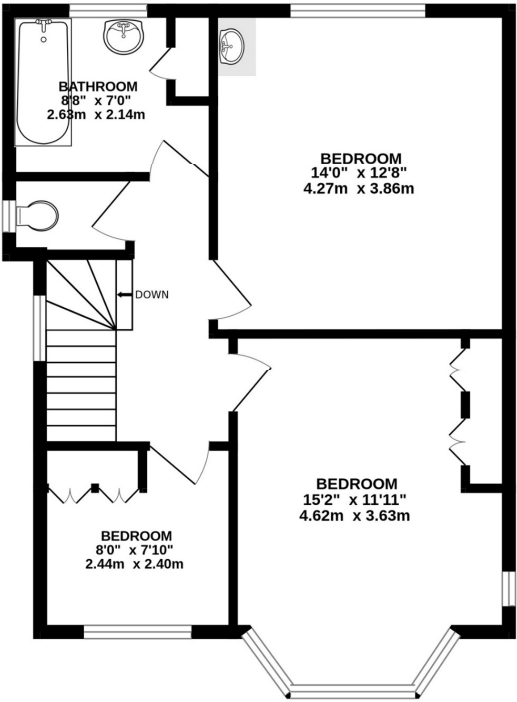
**Tudor Avenue,  
Worcester Park KT4 8TY**

INTERNAL FLOOR AREA  
(APPROX.) 1250 sq ft/ 116.0 sq m  
Excluding Outbuilding

Garden extends to 90' (27.43m) approx.



GROUND FLOOR



FIRST FLOOR



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		82 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

