



ST CLAIR DRIVE, WORCESTER PARK, KT4
£650,000 FREEHOLD

**AN APPEALING FAMILY HOME BENEFITTING FROM
STUNNING PARKLAND VIEWS AND SIGNIFICANT
SCOPE FOR EXTENSION STPP**

Winkworth

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See things differently



AT A GLANCE

- Entrance Hall
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen
- Garage/Workshop
- Bathroom with Separate WC
- Downstairs WC
- Garden Approx. 112ft
- Requires Modernisation Throughout
- Council Tax Band E
- EPC Rating D

DESCRIPTION

This appealing, three-bedroom semi-detached family home offers significant scope for extension (stpp), a 112ft approx. rear garden and stunning views over parkland. The property is situated in a sought-after road in Worcester Park and is within easy reach of the high street, train station and several bus routes to surrounding areas.

The area boasts well-regarded education facilities including Cheam Common Infant's Academy, Cheam Common Junior Academy and Richard Challoner School. Families will benefit from lots of amenities such as leisure centres, cricket clubs and parks.

The accommodation comprises three double bedrooms, two large reception rooms, kitchen, downstairs WC, and the family bathroom with separate WC.

Externally, the South Westerly facing rear garden is high fence enclosed and is mainly laid to lawn whilst to the front of the property the driveway provides ample off-street parking and gives access to the garage.

The property requires modernisation and improvement throughout. No onward chain.



ACCOMMODATION

Entrance Hall

Living Room - 12'4" x 11'8" Max (3.76m x 3.56m Max)

Dining Room - 12'2" x 10'10" Max (3.7m x 3.3m Max)

Kitchen - 8'7" x 8'5" Max (2.62m x 2.57m Max)

Downstairs WC

Garage/Workshop - 36' x 10'7" Max (10.97m x 3.23m Max)

Bedroom - 12'1" x 11'9" (3.68m x 3.58m)

Bedroom - 12'3" x 11' (3.73m x 3.35m)

Bedroom - 9' x 8' Max (2.74m x 2.44m Max)

Bathroom

Separate WC

Garden Approx. 112ft

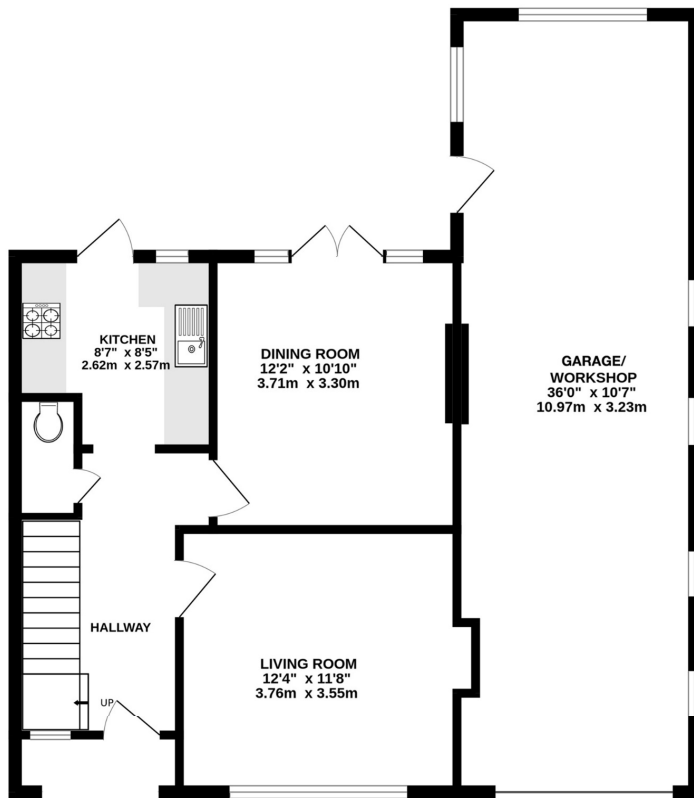
St Clair Drive, Worcester Park KT4

INTERNAL FLOOR AREA (APPROX.)

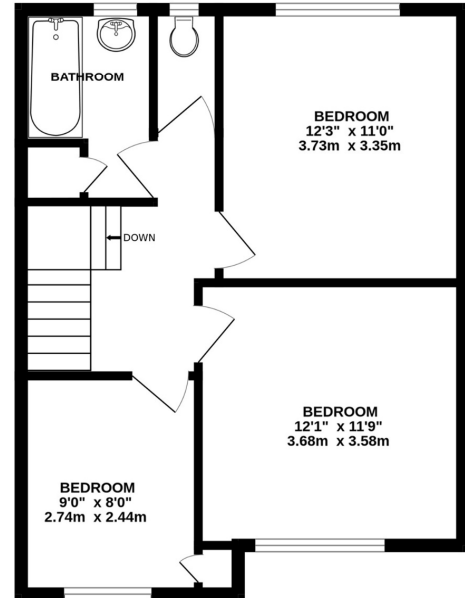
1325 sq ft/ 123.0 sq m

Including Garage/Workshop

Garden extends to 112' (34.13m) 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 © 2023.

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		75
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

