

**SANDRINGHAM ROAD, WORCESTER PARK, KT4**  
**£675,000 FREEHOLD**

**A SUPERB FAMILY HOME, FEATURING FOUR BEDROOMS  
 AND TWO BATHROOMS, SITUATED APPROX. HALF A MILE  
 FROM WORCESTER PARK HIGH STREET**

**Winkworth**

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See things differently



## AT A GLANCE

- Desirable Residential Road
- Four Bedroom Family Home
- Frontage Views of Cuddington Recreation Ground
- Open-Plan Kitchen/Breakfast Room
- Loft Conversion with En-Suite Shower Room
- Three Bedrooms on 1st Floor
- Family Bathroom
- Rear Garden Circa 64ft
- Garage/Storage and Rear Access
- 0.7mile approx. Walk from Worcester Park Train Station

## DESCRIPTION

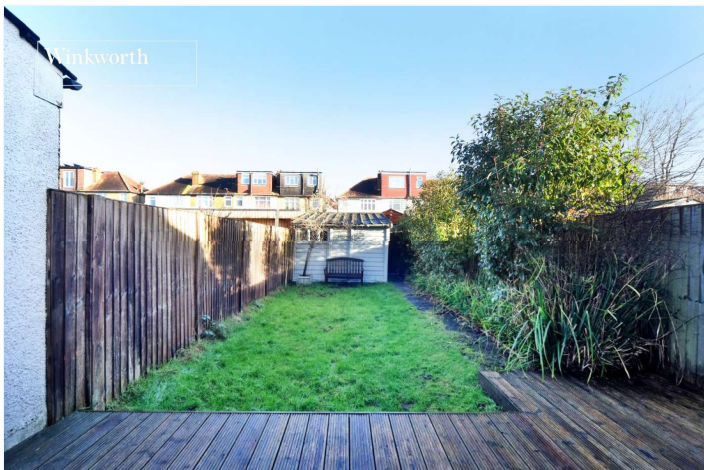
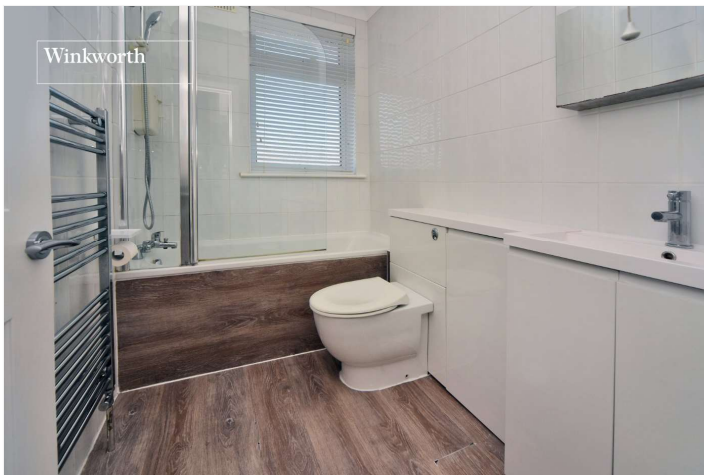
Situated in a sought-after tree lined road, approx. 0.7mile walk from Worcester Park train station, this lovely, extended family home offers fantastic views of Cuddington Recreation Ground, four spacious bedrooms and wonderful open-plan living space.

The accommodation on the ground floor comprises an entrance hall which leads to a vast through living room, dining room and a modern fitted kitchen/breakfast room. Upstairs, on the first floor, there are two well-proportioned double bedrooms, a good-sized third bedroom and the family bathroom. On the second floor, the principal bedroom offers fantastic views and a luxury en-suite shower room.

Externally, the rear garden features a patio area, ideal for outdoor seating, and is predominantly laid to lawn. Well-established borders with mature trees and shrubs provide a pleasant backdrop and a good degree of privacy. A garage is located at the end of the garden, with convenient rear access via a gate. To the front, the driveway is block paved for ease and maintenance.

The property is conveniently located approx. half a mile from Worcester Park high street, which provides an array of amenities including shops, restaurants, supermarkets and cafes. Commuters will benefit from Worcester Park's Zone 4 train station as well as a variety of bus routes towards Kingston, Sutton, Epsom and Heathrow. The area boasts well-regarded education facilities including Grammar schools in the borough. Primary schools close by include Cheam Common Infants and Juniors Academy.





## ACCOMMODATION

### Entrance Hall

**Living Room** - 12'10" x 11'6" max (3.9m x 3.5m max)

**Dining Room/Kitchen** - 17'2" x 12'6" max (5.23m x 3.8m max)

**Bedroom** - 13'10" x 11'5" max (4.22m x 3.48m max)

**Bedroom** - 11'8" x 11'5" max (3.56m x 3.48m max)

**Bedroom** - 6'9" x 6' max (2.06m x 1.83m max)

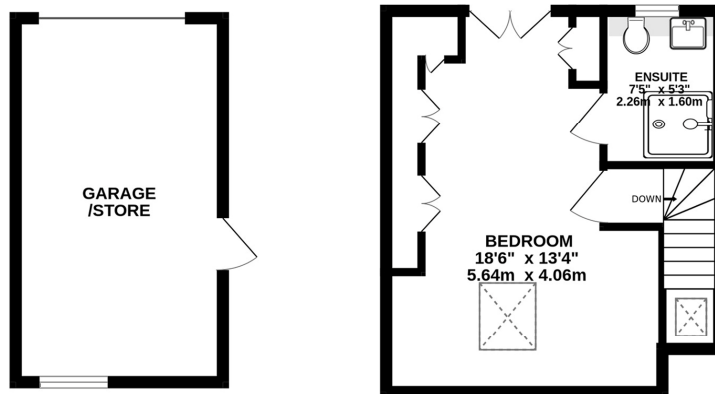
**Family Bathroom** - 7'5" x 5'5" max (2.26m x 1.65m max)

**Bedroom** - 18'6" x 13'4" max (5.64m x 4.06m max)

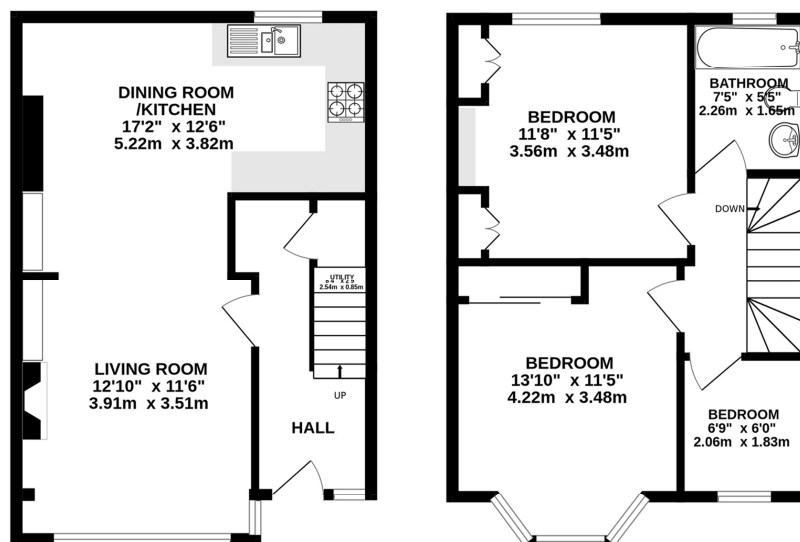
**En-Suite Shower/WC** - 7'5" x 5'3" max (2.26m x 1.6m max)

**Garden** - Approx. 64ft

**Garage/Store**



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

**Sandringham Road, Worcester Park KT4 6UH**

INTERNAL FLOOR AREA (APPROX.) 1140 sq ft/ 106.0 sq m  
Excluding Garage/Store

Garden extends to 64' (19.5m) approx.

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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		80 C
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		

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