

**MORNINGSIDE ROAD, WORCESTER PARK, KT4**

**£900,000 FREEHOLD**

**A WONDERFUL FAMILY HOME BENEFITTING FROM 1725  
APPROX. SQ. FT, A 145FT REAR GARDEN AND OFF-STREET  
PARKING FOR SEVERAL CARS**

**Winkworth**

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## AT A GLANCE

- Five Bedrooms
- Two Spacious Reception Rooms
- Kitchen/Breakfast/Dining Room
- Office/Garage
- Downstairs Cloakroom/WC
- Family Bathroom
- Shower Room/WC
- Garden approx. 145ft
- Outbuilding Currently Used As Gym
- Sought-After Location

## DESCRIPTION

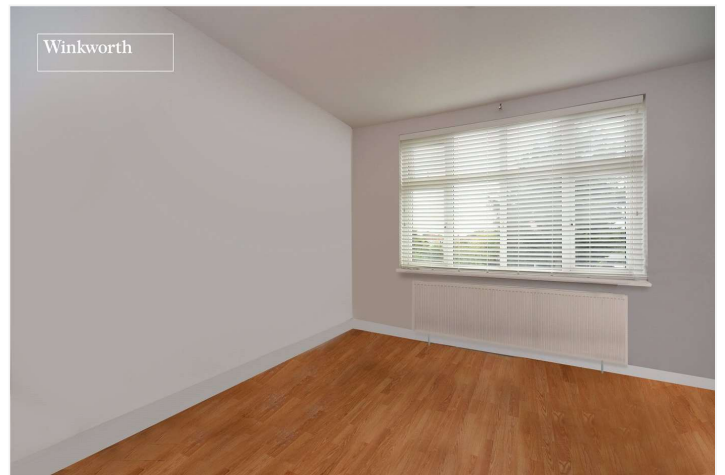
Benefitting from circa 1725 sq. ft of accommodation and no onward chain, this wonderful family home features five bedrooms, a beautifully maintained 145ft approx. rear garden and off-street parking for several cars, providing the ideal family home.

The property is situated on a highly sought after road, close to Worcester Park high street and North Cheam, both offering an array of shops, restaurants and amenities. Commuters will have the choice of Worcester Park train station which provides fast and frequent services to Central London as well as a variety of bus routes towards Kingston, Epsom and Morden, with the latter having an Underground station.

Offering further potential to extend if required (subject to the usual consents), the accommodation on the ground floor comprises a spacious entrance hall with downstairs cloakroom/WC, a large front aspect living room, a dining room with double doors onto the rear garden, a well-proportioned kitchen/breakfast room and office/garage. Upstairs, there are five well-proportioned bedrooms, a family bathroom and a shower room/WC.

Externally, the circa 145ft rear garden features a vast patio area ideal for outside dining and gatherings, as well as an outbuilding which could be used as the perfect work from home space. To the front, the gated driveway is block paved for ease and maintenance.





## ACCOMMODATION

### Entrance Hall

**Living Room** - 17'7" x 12'11" max (5.36m x 3.94m max)

**Dining Room** - 14'5" x 11'6" max (4.4m x 3.5m max)

**Kitchen/Breakfast Room** - 17'10" x 13'9" max (5.44m x 4.2m max)

**Office/Garage** - 17'4" x 10'4" max (5.28m x 3.15m max)

### Cloakroom/WC

**Bedroom** - 17'8" x 11'7" max (5.38m x 3.53m max)

**Bedroom** - 14'4" x 11'8" max (4.37m x 3.56m max)

**Bedroom** - 13'7" x 8'11" max (4.14m x 2.72m max)

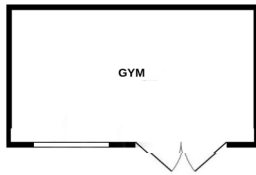
**Bedroom** - 10' x 8'8" max (3.05m x 2.64m max)

**Bedroom** - 8'8" x 8' max (2.64m x 2.44m max)

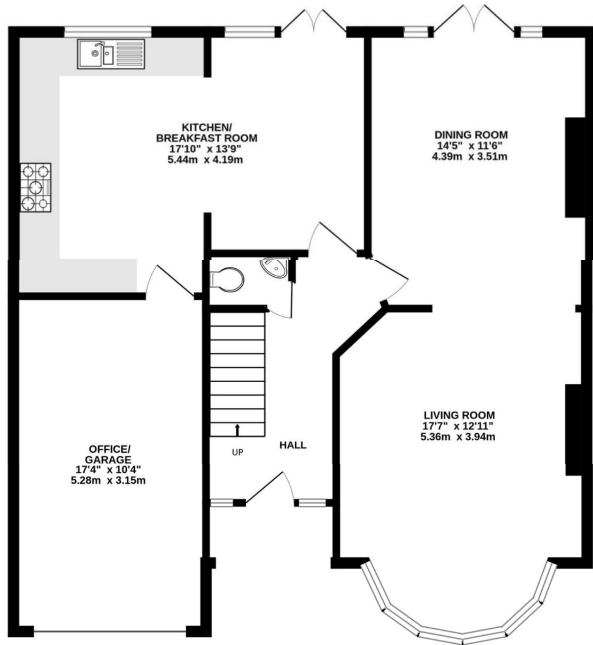
**Family Bathroom** - 8'1" x 7'11" max (2.46m x 2.41m max)

**Shower Room/WC** - 6'4" x 5'5" max (1.93m x 1.65m max)

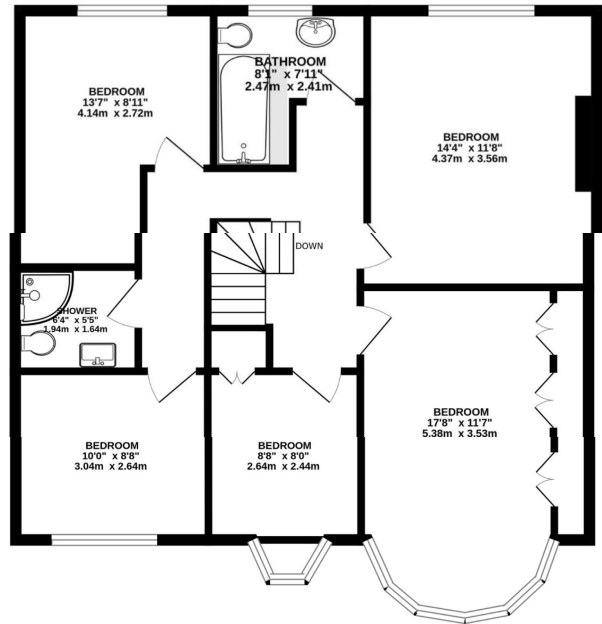
**Garden** - Approx. 145ft



Morningside Road, Worcester Park KT4 8LQ  
INTERNAL FLOOR AREA (APPROX.) 1725 sq ft/ 160.0 sq m  
Excluding Gym  
Garden extends to 145' (44.2m) approx.



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

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