



BRAEMAR ROAD, WORCESTER PARK, KT4
£725,000 FREEHOLD

**A SUPERB FAMILY HOME FEATURING
 CONTEMPORARY DÉCOR AND SPACIOUS ROOM SIZES
 THROUGHOUT**

Winkworth

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See things differently



AT A GLANCE

- 4 Bedrooms
- Living Room
- Kitchen/Breakfast Room
- Dining Room
- Cloakroom/WC
- Family Bathroom
- En-Suite Shower Room
- Garden approx. 50ft
- Garden Office
- Off Street Parking On Drive
- Council Tax Band D
- EPC Rating C

DESCRIPTION

Situated close to Worcester Park high street, this truly stunning family home features four bedrooms, two bathrooms and a gorgeous open-plan kitchen diner, making it the ideal home for those seeking relaxed and convenient modern day living.

The bustling high street offers a variety of amenities including shops, bars, restaurants, bus routes to surrounding areas such as Kingston, Sutton and Heathrow, plus a train station which provides fast and frequent services into Central London.

Numerous well-regarded schools are nearby including Cheam Common Infants and Juniors Academy, St Cecilia's Catholic Primary School, Cheam High School and Richard Challenor School.

The accommodation on the ground floor comprises a spacious entrance hall with useful cloakroom/WC, a front aspect living room superbly decorated with a log burner and fitted cupboards and a gorgeous open-plan kitchen/dining room featuring underfloor heating, built-in bespoke seating with storage, plenty of space for a large dining table and chairs and bi-folding doors overlooking the garden.

Upstairs, on the first floor, there are two well-proportioned double bedrooms, a third single bedroom and the family bathroom. On the second floor, the principal bedroom has a light and airy feel and includes a contemporary en-suite shower room and eaves storage.

Externally, the well-maintained rear garden has been landscaped throughout and benefits from two areas of patio and decking, both providing the ideal spot for socialising with friends and family. A large garden cabin is currently split into two sections offering a home office and separate storage space. To the front of the property, the block paved driveway provides off street parking and includes an electrical charging point.



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ACCOMMODATION

Entrance Hall

Living Room - 13'2" x 11'7" max (4.01m x 3.53m max)

Kitchen/Breakfast Room - 16'5" x 12'8" max (5m x 3.86m max)

Dining Room - 16'5" x 10' max (5m x 3.05m max)

Cloakroom/WC

Bedroom - 13'6" x 11' max (4.11m x 3.35m max)

Bedroom - 11'10" x 11'7" max (3.6m x 3.53m max)

Bedroom - 8'8" x 5'10" max (2.64m x 1.78m max)

Family Bathroom

Bedroom with En-Suite - 16'10" x 13' max (5.13m x 3.96m max)

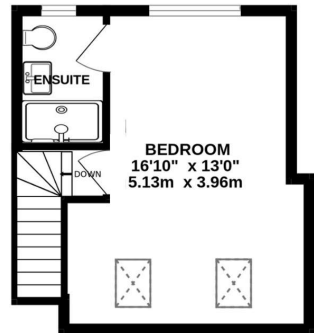
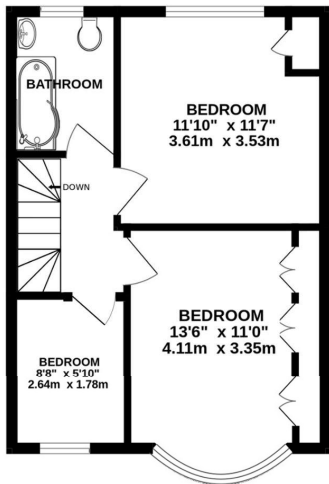
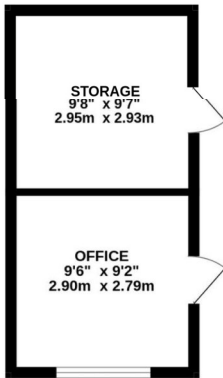
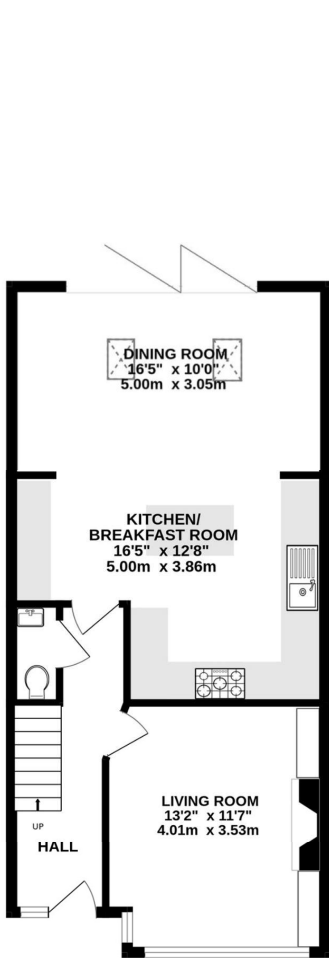
Garden - Approx. 50ft

Garden Office - 9'6" x 9'2" max (2.9m x 2.8m max)

Garden Store - 9'8" x 9'7" max (2.95m x 2.92m max)

Off Street Parking on Drive

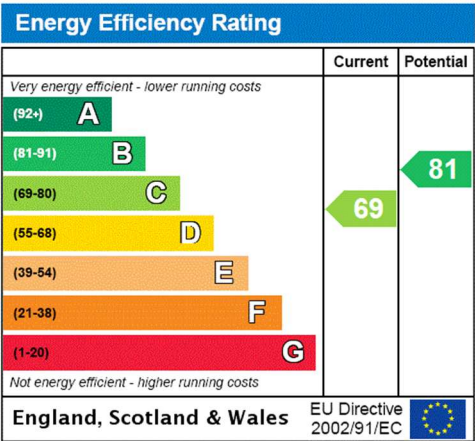
Braemar Road,
Worcester Park KT4 8SN
INTERNAL FLOOR AREA
(APPROX.) 1405 sq ft/ 130.5 sq m
Garden extends to 50' (15.24m) approx.



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