



BRINKLEY ROAD, WORCESTER PARK, KT4
£450,000 FREEHOLD

**A VERY WELL-PRESENTED FAMILY HOME FEATURING A
 LANDSCAPED SOUTHERLY ASPECT REAR GARDEN SITUATED
 CLOSE TO WORCESTER PARK HIGH STREET AND STATION**

Winkworth

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See things differently



AT A GLANCE

- Well-Presented Family Home
- 2 Double Bedrooms
- Living Room
- Dining Room
- Kitchen
- Modern Family Bathroom
- Southerly Aspect Rear Garden approx. 60ft
- Garage/Store
- Off Street Parking
- Easy Reach of High Street
- Zone 4 Station at Worcester Park
- Council Tax Band C
- EPC Rating D

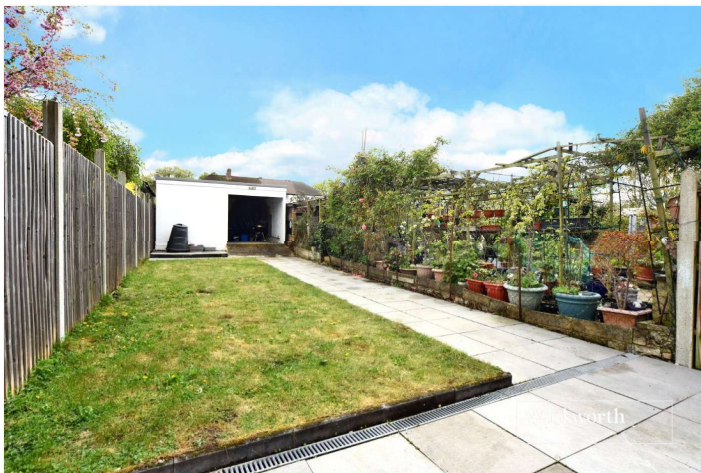
DESCRIPTION

An immaculately presented two bedroom family home, featuring a landscaped Southerly aspect rear garden and off-street parking for two cars, situated close to Worcester Park high street, a Zone 4 train station and several well-regarded schools.

The accommodation on the ground floor comprises a front aspect living room with bay window, a dining room with double doors leading to the rear garden and a fitted kitchen. Upstairs, there are two well-proportioned double bedrooms and a modern family bathroom. The property has been very well-kept by the current owners and the neutral décor provides a natural light and airy feel throughout.

Externally, the well-maintained, high fence enclosed rear garden features a large patio ideal for outside dining and socialising, an area of lawn and a large garage/store at the end of the garden. To the front, the block paved driveway provides off street parking for two cars.

The local 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, Dorchester Primary School and Green Lane Primary School.



ACCOMMODATION

Entrance Hall

Living Room - 12'3" x 10'6" max (3.73m x 3.2m max)

Dining Room - 10'5" x 8'8" max (3.18m x 2.64m max)

Kitchen

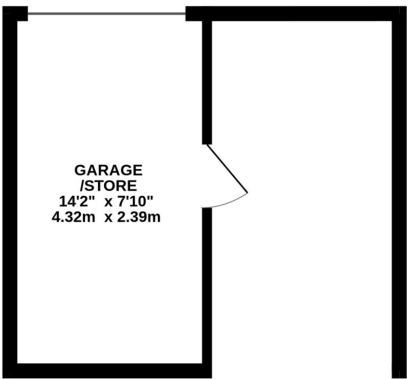
Bedroom - 15'9" x 11'5" max (4.8m x 3.48m max)

Bedroom - 10'2" x 10'2" max (3.1m x 3.1m max)

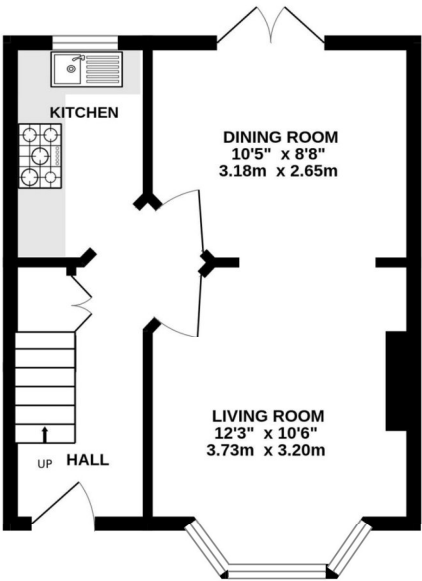
Bathroom - 6'9" x 5'9" max (2.06m x 1.75m max)

Garden - Approx. 60ft

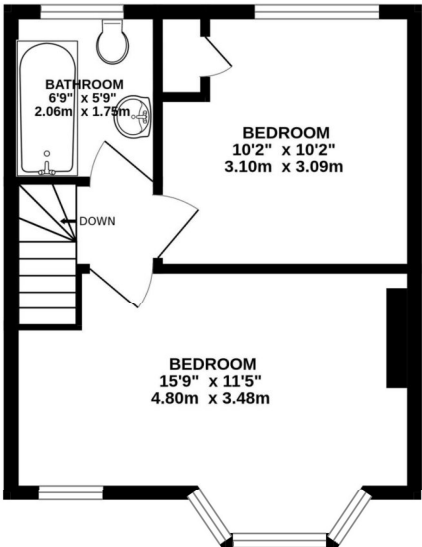
Garage/Store - 14'2" x 7'10" max (4.32m x 2.4m max)



Brinkley Road, Worcester Park KT4 8JF
INTERNAL FLOOR AREA (APPROX.) 745 sq ft/ 65.5 sq m
Garden extends to 60' (18.28m) 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		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

