



FAIRFORD GARDENS, WORCESTER PARK, SURREY, KT4

£525,000 FREEHOLD

**A THREE-BEDROOM FAMILY HOME ON A SOUGHT-AFTER ROAD
WITH A CIRCA 80FT GARDEN, SCOPE TO RENOVATE AND EXTEND
STPP AND EXCELLENT LINKS TO CENTRAL LONDON**

Winkworth

Worcester Park Office | 020 8335 5555 | worcesterpark@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- No Onward Chain
- Three Bedrooms
- Living Room
- Dining Room
- Extended Kitchen and Family Room
- Family Bathroom
- Garden approx. 80ft
- Double Garage via Access Road
- Driveway
- Close to Stoneleigh Broadway

DESCRIPTION

Situated within easy reach of Stoneleigh Broadway and Worcester Park high street, this property offers an exciting opportunity for buyers wishing to renovate and create a home to their own style. It benefits from a double garage to the rear, scope for extension subject to the usual consents, a sought-after residential road, and no onward chain.

The local high streets both offer an array of shops, restaurants and amenities as well as bus routes towards surrounding areas. Several well-regarded schools are close by including The Mead Infant and Nursery School and Cuddington Community Primary School. Commuters will have the choice of Stoneleigh station and Worcester Park station, both providing fast and frequent services to Central London.

The property comprises a spacious entrance hall, a front aspect living room with feature fireplace, a dining room, and an extended galley kitchen with family room that could also serve as a play area or home office. Upstairs are two double bedrooms, a third single bedroom and the family bathroom.

Externally, the high fence enclosed rear garden extends to approximately 80ft, with a patio area for outside dining and plenty of scope for further landscaping or a garden office. A double garage sits at the end of the garden, while to the front the driveway provides off street parking for two vehicles.



ACCOMMODATION

Entrance Hall

Living Room - 16'8" x 11'6" max (5.08m x 3.5m max)

Dining Room - 12'6" x 9'10" max (3.8m x 3m max)

Family Room - 9'6" x 8'8" max (2.9m x 2.64m max)

Kitchen - 17'4" x 7' max (5.28m x 2.13m max)

Bedroom - 17'4" x 11'1" max (5.28m x 3.38m max)

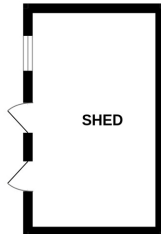
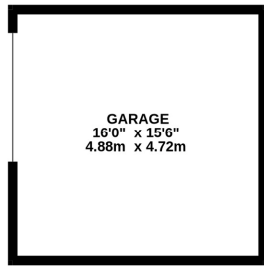
Bedroom - 12'5" x 9'7" max (3.78m x 2.92m max)

Bedroom - 9'1" x 5'11" max (2.77m x 1.8m max)

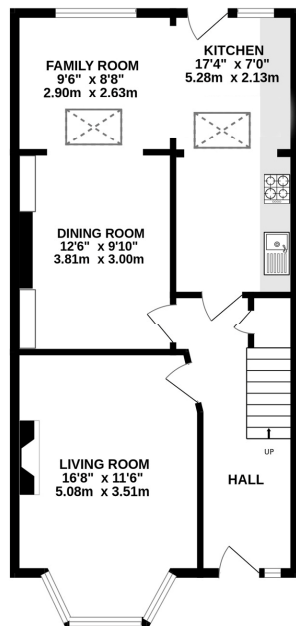
Family Bathroom - 8'8" x 7'4" max (2.64m x 2.24m max)

Garden - Approx. 80ft

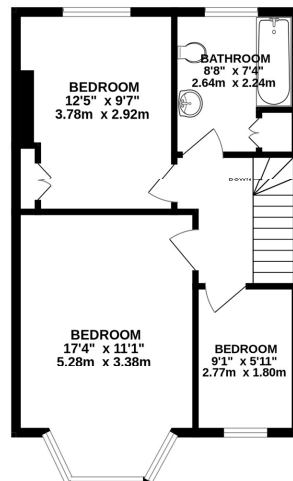
Garage - 16' x 15'6" max (4.88m x 4.72m max)



**Fairford Gardens,
Worcester Park KT4 8BJ**
INTERNAL FLOOR AREA
(APPROX.) 1090 sq ft/ 101.3 sq m
Excluding Garage and Shed
Garden extends to 80' (24.38m) 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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

