



KINGSHILL AVENUE, WORCESTER PARK, KT4
£625,000 FREEHOLD

**A BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME
FEATURING A 72FT APPROX. REAR GARDEN SITUATED CLOSE TO
WORCESTER PARK HIGH STREET AND TRAIN STATION**



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See things differently



AT A GLANCE

- No Onward Chain
- Beautifully Presented Family Home
- Semi-Detached with Side Access
- Mature 72ft Rear Garden
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Downstairs WC
- Modern Family Bathroom
- Large Garden Shed
- Off Street Parking
- EPC Rating D
- Council Tax Band E

DESCRIPTION

Offering superb curb appeal, this lovely semi-detached family home features a wonderful 72ft approx. rear garden, an extended kitchen-breakfast room and is ideally situated close to Worcester Park high street, Zone 4 train station and several well-regarded schools.

The accommodation on the ground floor comprises an entrance hall with porch, a front aspect living room with a large bay window, dining room, a spacious kitchen-breakfast room, utility room and downstairs WC. Upstairs, there are two well-proportioned double bedrooms, a third single bedroom and the family bathroom with walk in shower. The property features contemporary décor with period styling throughout and offers further scope for extension subject to the usual planning consents.

Externally, the beautifully established rear garden offers a great sense of privacy as it is surrounded by mature trees and shrubs and is enclosed with high fences. At the end of the garden there is a useful outbuilding/storage shed and access direct from the kitchen leads to a large decking area ideal for outside gatherings with family and friends. To the front, the driveway provides off street parking.

Locally, Worcester Park high street provides an array of amenities including shops, restaurants, bus routes to surrounding areas and a train station which provides fast and frequent services to Central London. Families will benefit from lots of good schools including Green Lane Primary and Nursery School and Dorchester Primary School.

No onward chain.



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ACCOMMODATION

Living Room - 16'7" x 10'6" max (5.05m x 3.2m max)

Dining Room - 16'2" x 9'4" max (4.93m x 2.84m max)

Kitchen - 11'7" x 9'9" max (3.53m x 2.97m max)

Utility Room

Downstairs WC

Bedroom - 14'2" x 10' max (4.32m x 3.05m max)

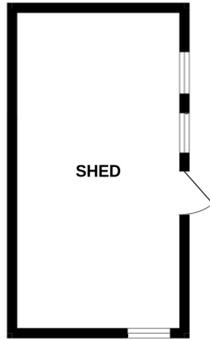
Bedroom - 12' x 9'11" max (3.66m x 3.02m max)

Bedroom - 8'8" x 6' max (2.64m x 1.83m max)

Bathroom - 7'4" x 6' max (2.24m x 1.83m max)

Garden - Approx. 76ft

Garden Shed



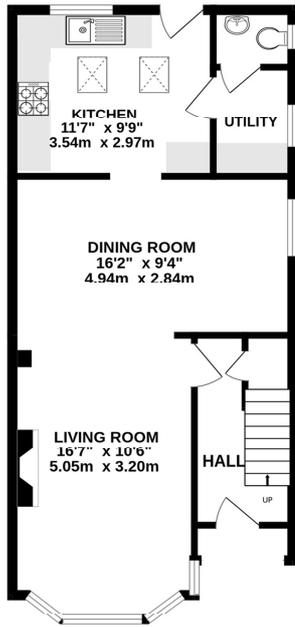
Kingshill Ave, Worcester Park KT4 8DF

INTERNAL FLOOR AREA (APPROX.)

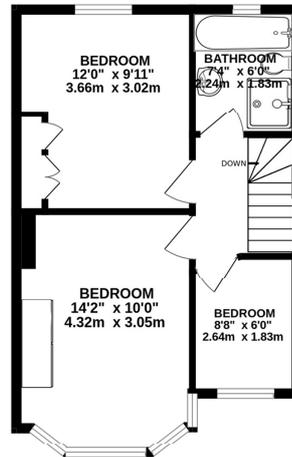
950 sq ft/ 88.3 sq m

Excluding Outbuilding

Garden extends to 76' (23.16m) 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		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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