

RUSKIN DRIVE, WORCESTER PARK, KT4

£895,000 FREEHOLD

A SUPERB FAMILY HOME FEATURING CIRCA 2215 SQ FT OF ACCOMMODATION, A SELF-CONTAINED ANNEXE AND A GARDEN STUDIO/OFFICE SITUATED IN A SOUGHT-AFTER LOCATION

Winkworth

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See things differently



AT A GLANCE

- No Onward Chain
- Beautifully Presented Family Home
- Open Plan Kitchen/Dining/Family Room
- Self-Contained Annexe
- Garden Office/Studio
- Front Aspect Living Room
- Four Bedrooms
- Two Bath/Shower Rooms
- Garden Approx. 142ft
- Garage/Storage
- Council Tax Band F
- EPC Rating C

DESCRIPTION

This superb family home benefits from approx. 2215 sq ft of accommodation, a self-contained annexe, further potential to extend/remodel, an impressive 142ft rear garden and presents a fantastic opportunity for a multi-generational family or those simply seeking spacious living.

The main property has been a much-loved family home for several years and the current owners have re-designed the previous kitchen area to create a stunning, contemporary open-plan kitchen/dining room/family area with bi-folding doors onto the rear garden, a large island/breakfast bar and have included pitched glazing to allow lots of natural light. The ground floor also features a front aspect living room with a large bay window and fireplace, a useful entrance porch and downstairs cloakroom/WC. Upstairs, there are two well-proportioned double bedrooms, both including fitted wardrobes, a third single bedroom and the family bathroom/separate WC. Those wishing to add further accommodation to the main house have the option of extending the loft (stpp), for which the owners previously gained planning permission.

The annexe accommodation offers a kitchen, reception room, conservatory, bedroom, shower room and access to the main house. It also has its own private entrance and so could be utilized for potential rental income, accommodation for multi-generational living or it could be re-modelled to form part of the main house similar to the neighbouring properties.

Other aspects of interest include the vast garage/storage area completed by the current owners, double glazing added to the annexe and a new roof installed to the main house completed in March 2025.

Externally, the well-maintained rear garden extends to 142ft, features a large patio area ideal for outside socialising with friends and family and includes a fantastic studio/office at the end of the garden, ideal for those working from home.

The property is located on a sought-after road close to Worcester Park high street, which has a Zone 4 train station, and North Cheam. Both town centres provide an array of shops, restaurants and amenities including bus routes towards Sutton, Kingston, Epsom and Morden, with the latter having a Northern Line tube station. Families will have the benefit of several well-regarded schools such as Dorchester Primary School, St Cecilia's Catholic Primary School and Cheam Common Infants and Juniors, as well as nearby parkland at the picturesque Nonsuch Park.



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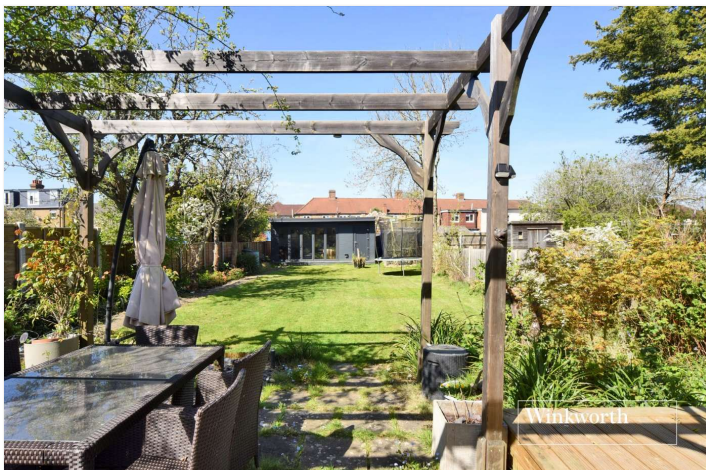
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ACCOMMODATION

Off Street Parking on Drive

Entrance Hall

Living Room - 17'9" x 13' max (5.4m x 3.96m max)

Kitchen/Dining Room - 26'5" x 17'7" max (8.05m x 5.36m max)

Cloakroom/WC

Bedroom - 17'9" x 11'7" max (5.4m x 3.53m max)

Bedroom - 14'3" x 11'8" max (4.34m x 3.56m max)

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

Family Bathroom - 8'2" x 8' max (2.5m x 2.44m max)

Separate WC

ANNEXE:

Reception Room - 13'11" x 7'11" max (4.24m x 2.41m max)

Conservatory - 10' x 7'4" max (3.05m x 2.24m max)

Kitchen - 12'10" x 10'2" max (3.9m x 3.1m max)

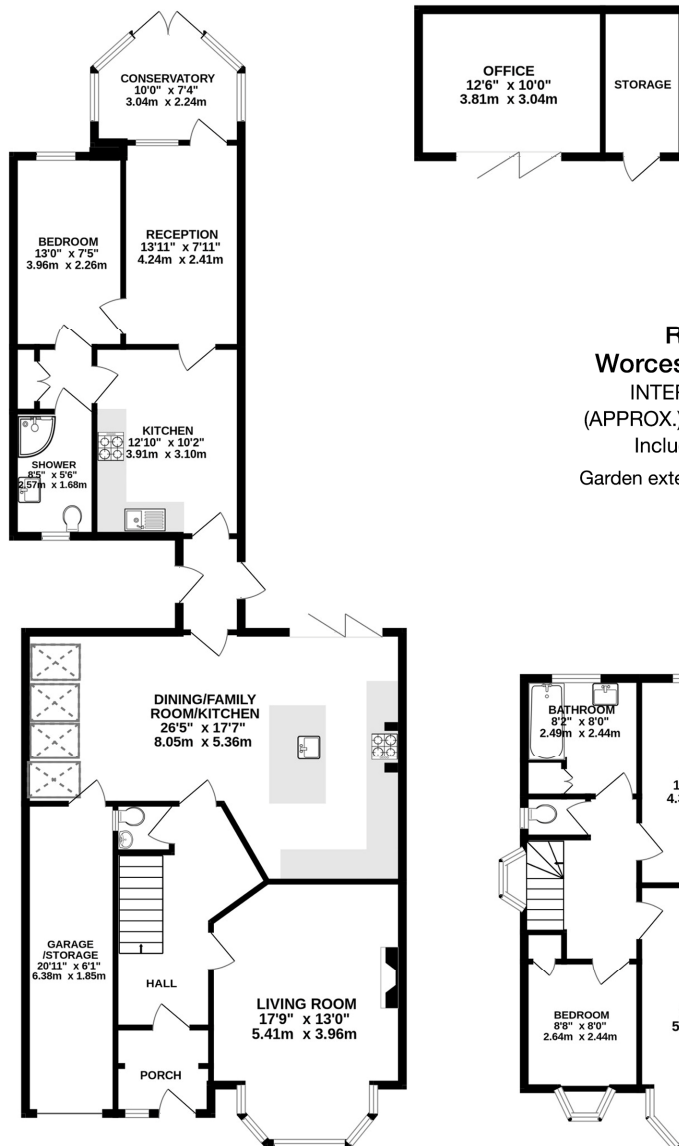
Bedroom - 13' x 7'5" max (3.96m x 2.26m max)

Shower Room/WC

Garden - Approx. 142ft

Garden Office with Store - 12'6" x 10' max (3.8m x 3.05m max)

Garage/Storage - 20'11" x 6'1" max (6.38m x 1.85m max)



Ruskin Drive,
Worcester Park KT4 8LG
INTERNAL FLOOR AREA
(APPROX.) 2215 sq ft/ 205.78 sq m
Including Office/Storage
Garden extends to 142' (43.3m) approx.



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

