

**HAMPTON ROAD, WORCESTER PARK, KT4**

**£850,000 FREEHOLD**

**A SUBSTANTIAL FAMILY HOME OFFERING APPROX. 1780 SQ FT OF ACCOMMODATION, EXCEPTIONAL DESIGN AND DÉCOR AND A SOUTH-WESTERLY ASPECT REAR GARDEN**

**Winkworth**

Worcester Park Office | 020 8335 5555 | [worcesterpark@winkworth.co.uk](mailto:worcesterpark@winkworth.co.uk)

[winkworth.co.uk](http://winkworth.co.uk)

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## AT A GLANCE

- Extended & Renovated Family Home
- Four Double Bedrooms
- Beautiful Decor and Design
- Open-Plan Kitchen/Dining/Family Room
- Front Aspect Living Room
- Utility Room
- Family Bathroom
- Downstairs Shower Room/WC
- Large Loft Storage
- Attractive South-Westerly Aspect Rear Garden
- Half Mile Walk to Zone 4 Station
- Close to Well-Regarded Schools

## DESCRIPTION

Built circa 1910, this incredibly spacious, beautifully presented four-bedroom property has been thoughtfully extended and renovated to a very high standard. Incorporating contemporary styling with gorgeous period features, the current owners have created the ideal family home. Benefitting from an architect designed layout on the ground floor and reconfiguration upstairs, the property includes spacious room sizes, superb ground floor living space and simply stunning décor throughout.

The property is located within half a mile of Worcester Park's Zone 4 train station, providing commuters with fast and frequent access into Central London. The nearby high street offers an array of shops, restaurants, cafes and amenities, including a variety of bus routes to surrounding areas. Families will have the choice of well-regarded schools such as Cheam Common Infant and Junior's Academy.

The accommodation is set over approx. 1780 sq ft and offers further potential to create a fifth double bedroom if required (subject to the usual consents). Upon entering the property through the storm porch, a wide entrance hall leads you to; a front aspect living room including a period fireplace and large bay window, a utility room with double doors leading to the rear garden and an outstanding open-plan kitchen/dining/family room which features high spec appliances, two sets of corner bi-folding doors, under-floor heating and fantastic views of the landscaped rear garden.

On the first floor, there are two well-proportioned double bedrooms, a luxury family bathroom with walk-in shower and an expansive principal bedroom with a stunning arch window. On the second floor, there is a fourth double bedroom, a useful WC and the large loft storage room with a Velux style window.

Other points of interest include a full rewire, updated plumbing/new radiators, a multi-fuel burner, insulated render to exterior, timber double glazed windows and wonderfully high ceilings.

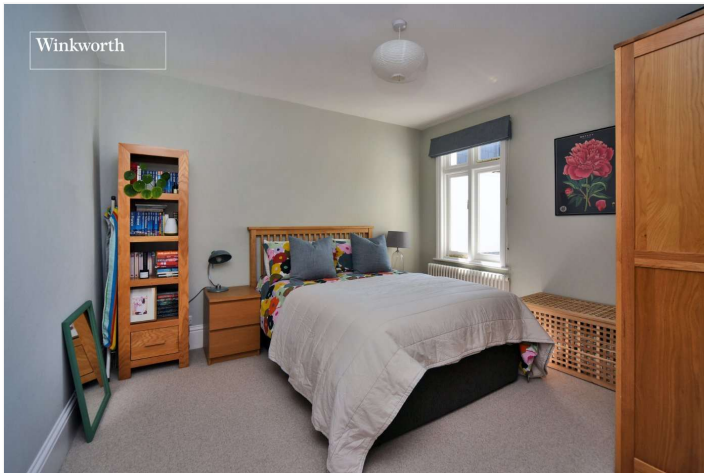
Externally, the south-westerly aspect rear garden is well-established, including an abundance of mature plants and shrubs, a decking area and a patio/stoned area, providing ease of maintenance and space for social gatherings and alfresco dining! Resident permit parking is available, please refer to the agent for further details.



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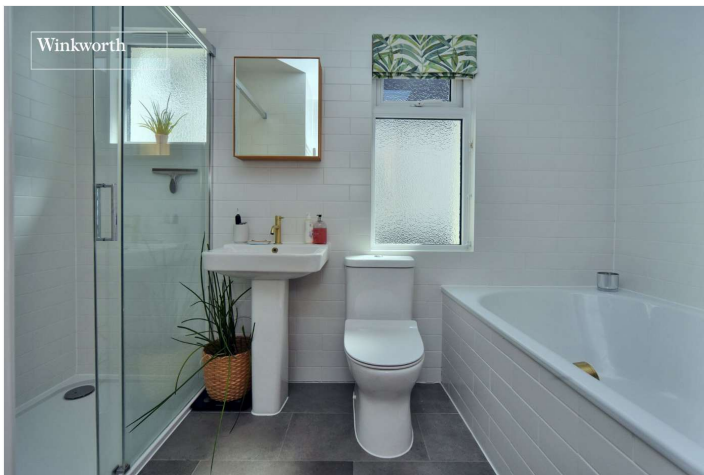
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## ACCOMMODATION

### Entrance Hall

**Living Room** - 15'4" x 13'4" max (4.67m x 4.06m max)

**Kitchen** - 12'3" x 10' max (3.73m x 3.05m max)

**Dining/Family Room** - 17'5" x 11' max (5.3m x 3.35m max)

**Utility Room** - 11'4" x 7' max (3.45m x 2.13m max)

### Downstairs Shower/WC

**Bedroom** - 16'8" x 11'4" max (5.08m x 3.45m max)

**Bedroom** - 11'6" x 11'1" max (3.5m x 3.38m max)

**Bedroom** - 12' x 10'6" max (3.66m x 3.2m max)

**Family Bathroom** - 9'5" x 6'11" max (2.87m x 2.1m max)

**Bedroom** - 11'4" x 8'1" max (3.45m x 2.46m max)

### Second Floor WC

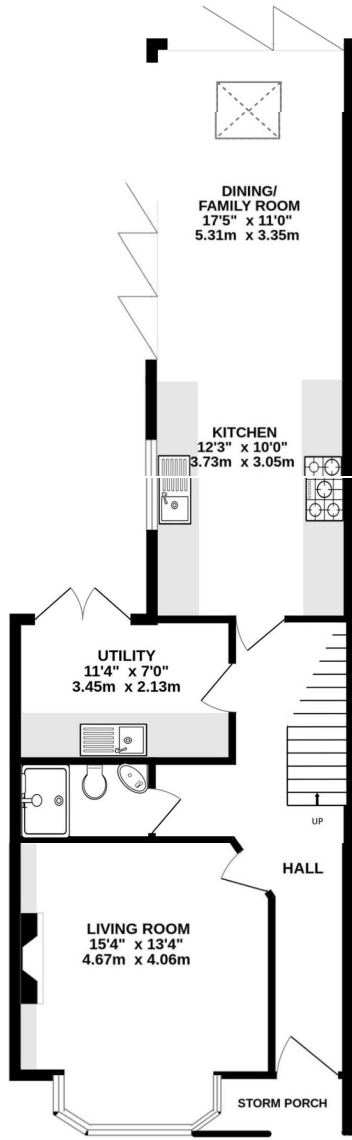
**Large Loft Storage** - 27' x 14'7" max (8.23m x 4.45m max)

**Garden** - Approx. 35ft

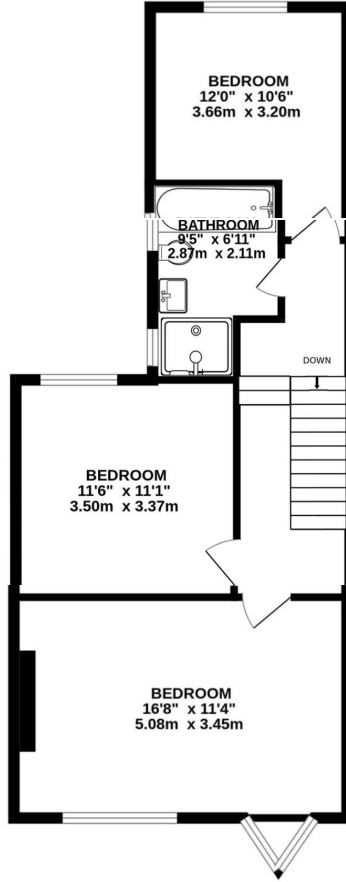
**Hampton Road, Worcester Park KT4 8EU**

INTERNAL FLOOR AREA (APPROX.) 1780 sq ft/ 165.4 sq m  
Including Loft Storage

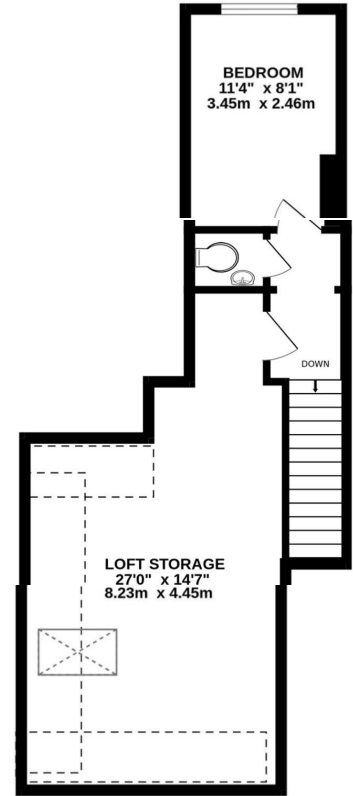
Garden extends to 35' (10.67m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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