



MERRILANDS ROAD, WORCESTER PARK, SURREY, KT4
OFFERS IN EXCESS OF £500,000 FREEHOLD

A WELL-PRESENTED END OF TERRACE FAMILY HOME
FEATURING A SUPERB SOUTHERLY ASPECT 95FT
APPROX. REAR GARDEN AND AN EXTENDED KITCHEN

Winkworth

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

winkworth.co.uk

See things differently



AT A GLANCE

- End of Terrace Family Home
- Three Bedrooms
- Front Living Room
- Spacious Dining Room
- Kitchen/Breakfast Room
- Upstairs Family Bathroom
- Garden approx. 95ft
- Driveway and Side Access
- 0.5mile Approx to Worcester Park high street
- Close to Well-Regarded Schools

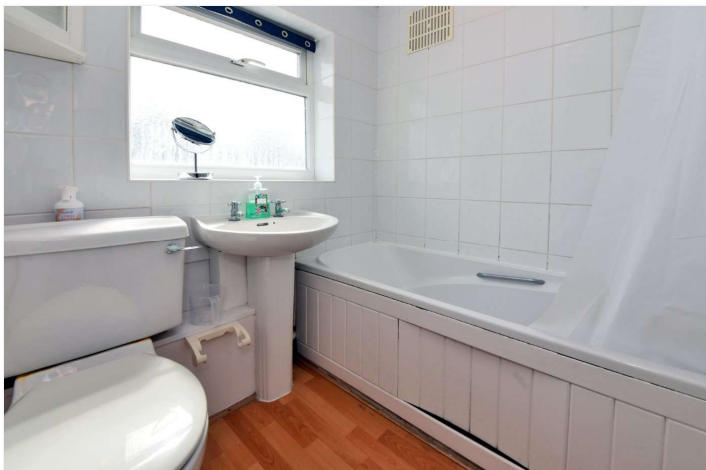
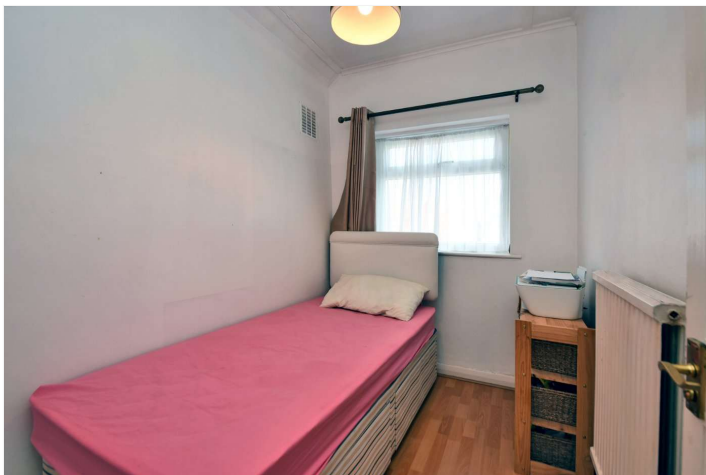
DESCRIPTION

Situated in a quiet residential road, close to a variety of well-regarded schools, this superb end of terrace family home features a stunning 95ft approx. rear garden and an extended kitchen/breakfast room.

The accommodation to the ground floor comprises a good-sized entrance hall, a front aspect living room with bay window, a spacious dining room and an extended kitchen/breakfast room with double doors onto the patio area. Upstairs, there are two well-proportioned double bedrooms, a third single bedroom and the family bathroom.

Externally, the generously sized rear garden features a patio area ideal for outdoor dining and entertaining, leading onto a substantial expanse of well-maintained lawn. Benefitting from a desirable southerly aspect, the garden enjoys plenty of natural sunlight throughout the day, creating a bright and inviting outdoor space. To the front a driveway provides off street parking and gives access to the garden via side access.

Locally, the property is situated just over a half mile walk (0.5) from Worcester Park high street which includes several shops, restaurants, cafes and amenities as well as bus routes towards Kingston, Sutton and Heathrow. Commuters will have the choice of Worcester Park train station approx. 1 mile walk, providing fast and frequent services to Central London plus the 93-bus route direct to Morden Northern Line Underground. Families will benefit from a range of well-regarded schools such as Dorchester Primary School, Malden Parochial CofE Primary School and Cheam High School.



ACCOMMODATION

Living Room - 11'10" x 10'7" max (3.6m x 3.23m max)

Dining Room - 16'4" x 8' max (4.98m x 2.44m max)

Kitchen/Breakfast Room - 14'5" x 11' max (4.4m x 3.35m max)

Bedroom - 11'8" x 10'3" max (3.56m x 3.12m max)

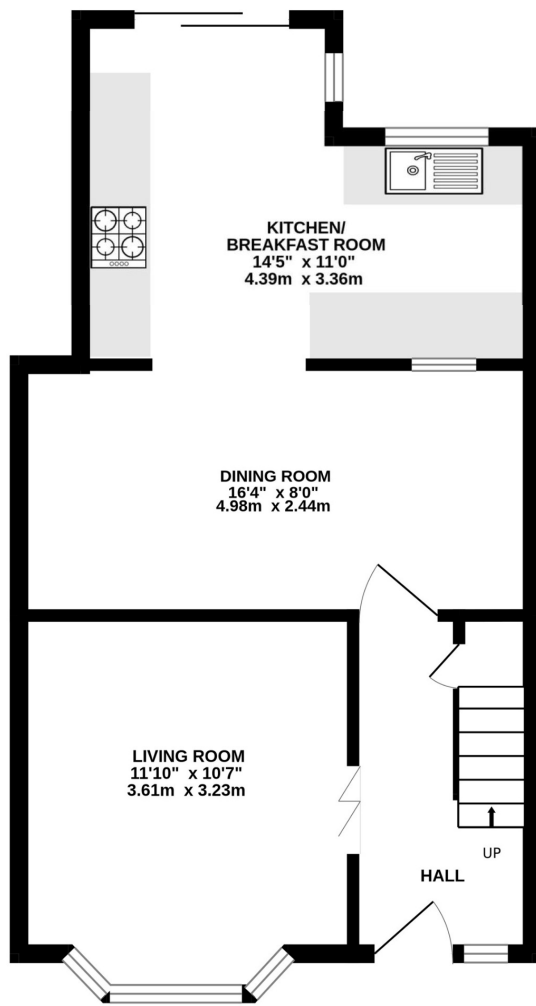
Bedroom - 10'4" x 8'4" max (3.15m x 2.54m max)

Bedroom - 8'1" x 6' max (2.46m x 1.83m max)

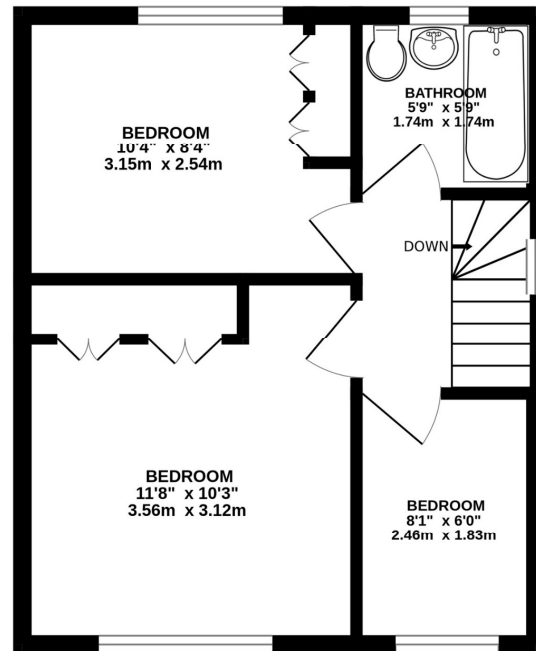
Family Bathroom - 5'9" x 5'9" max (1.75m x 1.75m max)

Garden - Approx. 95ft

Merrilands Road
Worcester Park KT4 8NU
INTERNAL FLOOR AREA
(APPROX.) 785 sq ft/ 73.0 sq m
Garden to 95' (29.0m) 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 © 2026.

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		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

