



LEYFIELD, WORCESTER PARK, KT4
£750,000 FREEHOLD

**A DESIRABLE SEMI-DETACHED PROPERTY FEATURING
 AN 85FT REAR GARDEN, SUBSTANTIAL SCOPE TO
 EXTEND STPP AND A SOUGHT-AFTER LOCATION**

Winkworth

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See things differently



AT A GLANCE

- No Onward Chain
- Highly Desirable Road
- Substantial Scope to Extend STPP
- 0.6miles approx. from Worcester Park Train Station
- 0.4miles approx. from Malden Manor Train Station
- Three Well-Proportioned Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Family Bathroom
- Separate WC
- Rear Garden Circa 85ft
- Garage

DESCRIPTION

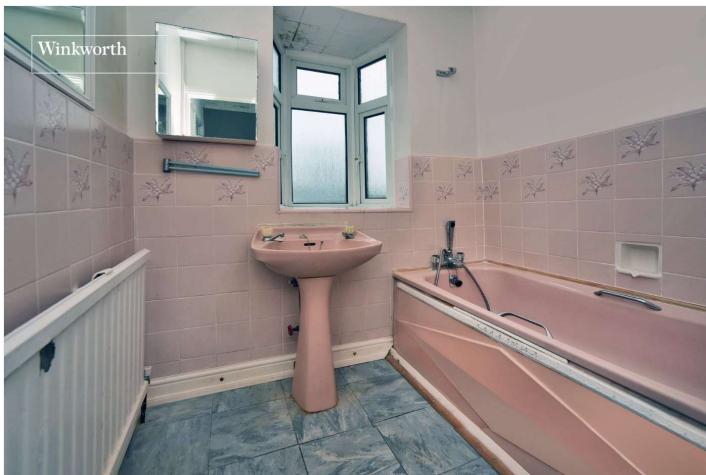
Situated in a highly desirable road, and approx. 0.6miles from Worcester Park Zone 4 train station, this sought after semi-detached family home offers a new owner well-proportioned room sizes throughout, significant potential to extend subject to the usual consents and a south westerly aspect circa 85ft rear garden.

The accommodation comprises a storm porch leading to a spacious entrance hall, a front aspect dining room with gorgeous bay window, a living room with double doors onto the rear garden, a kitchen/breakfast room, a family bathroom, two vast double bedrooms both featuring fitted wardrobes and a third good-sized small double bedroom.

The property benefits from a charming rear garden, attractively bordered with mature plants, established shrubs and a delightful fruit tree, creating a tranquil and private outdoor space. To the front, a generous frontage offers a combination of well-maintained lawn and paved areas for parking as well as providing access to the garage and useful side access.

Locally, the area is ideal for families seeking well-regarded education including the close by Malden Parochial CofE Primary School approx. 0.1miles walk from the property plus the Ofsted Rated Outstanding Richard Challoner School. Commuters will have the choice of Malden Manor train station and Worcester Park train station, which both provide fast and frequent services to Central London as well as a variety of bus routes towards surrounding areas. Worcester Park high street and Malden Manor provide an array of shops, cafes and amenities.

No onward chain.



ACCOMMODATION

Entrance Hall

Living Room - 14' x 11'8" max (4.27m x 3.56m max)

Dining Room - 15'6" x 11'9" max (4.72m x 3.58m max)

Kitchen/Breakfast Room - 13'9" x 9'6" max (4.2m x 2.9m max)

Bedroom - 15'4" x 11'2" max (4.67m x 3.4m max)

Bedroom - 12'9" x 11'1" max (3.89m x 3.38m max)

Bedroom - 9'4" x 8'5" max (2.84m x 2.57m max)

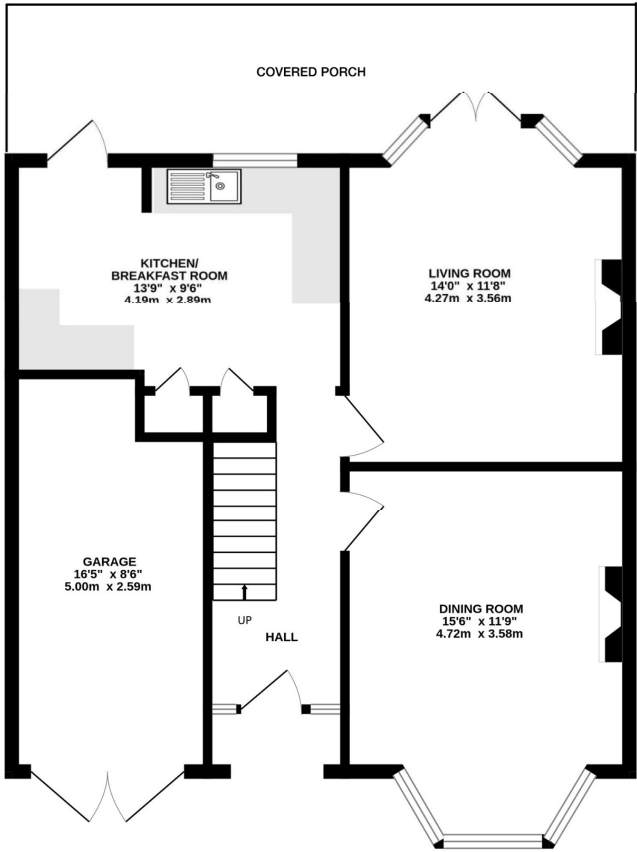
Bathroom - 6'4" x 5'6" max (1.93m x 1.68m max)

Separate WC

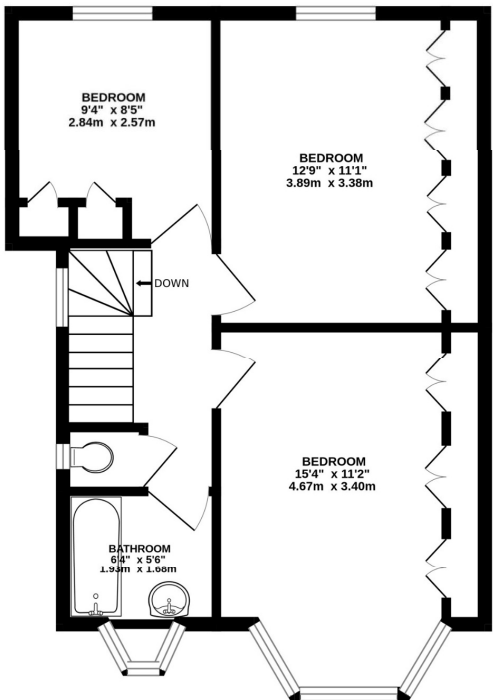
Garden - Approx. 85ft

Garage - 16'5" x 8'6" max (5m x 2.6m max)

Leyfield, Worcester Park KT4 7LP
INTERNAL FLOOR AREA (APPROX.) 1152 sq ft/ 107.0 sq m
Excluding rear Porch
Garden extends to 85' (25.9m) approx.



GROUND FLOOR



FIRST FLOOR

Winkworth

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

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