

**TRENT WAY, WORCESTER PARK, KT4**

**OFFERS OVER £450,000 FREEHOLD**

**A WELL-PRESENTED FAMILY HOME FEATURING A SOUTH-WESTERLY ASPECT REAR GARDEN AND GARAGE EN BLOC APPROX. HALF A MILE FROM WORCESTER PARK HIGH STREET**

**Winkworth**

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See things differently





## AT A GLANCE

- Situated in a Quiet Cul-De-Sac
- Two Double Bedrooms
- Spacious Living/Dining Room
- Separate Kitchen with Breakfast Area
- Upstairs Family Bathroom
- Manageable Rear Garden
- Landscaped Front Garden
- Easy Reach of Bus Stops
- Garage en Bloc
- Potential Driveway Parking STPP
- Approx Half a Mile from Worcester Park High Street
- Under a Mile to Worcester Park Train Station

## DESCRIPTION

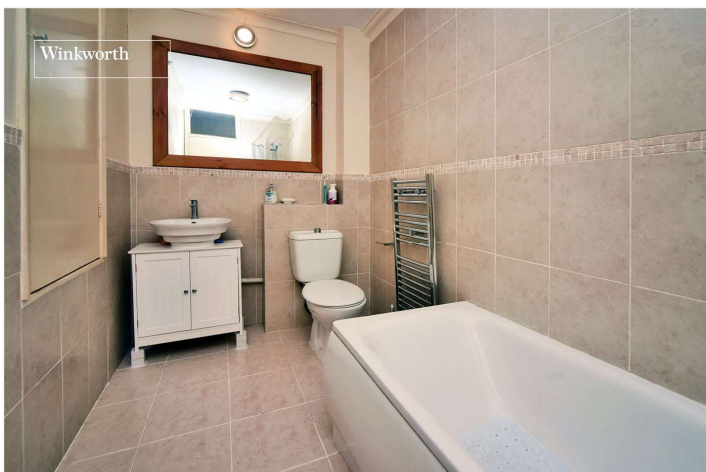
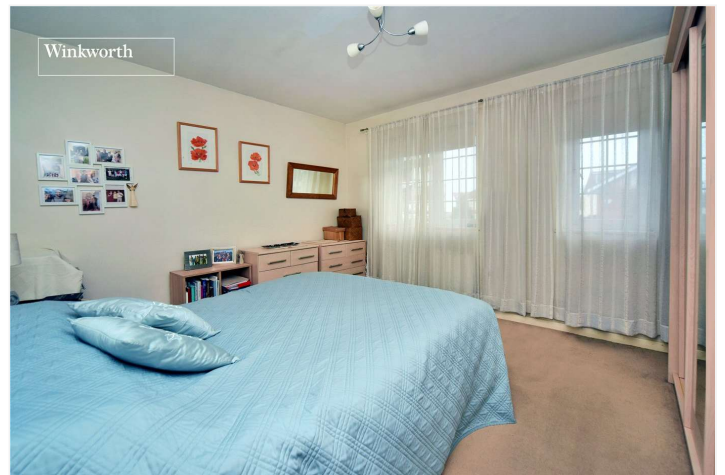
Situated in a quiet cul-de-sac, this lovely two-bedroom property featuring a south westerly aspect rear garden and garage en bloc is ideally located approx. half a mile from Worcester Park high street, close to a variety of bus routes and several well-regarded schools.

The accommodation comprises a spacious entrance hall/porch leading into a large living room with plenty of space for dining table and chairs, a good-sized kitchen with breakfast bar area leading to the rear garden, two well-proportioned double bedrooms and a family bathroom.

Externally, the southerly facing rear garden is mostly laid to decking and patio, providing ease and maintenance whilst the frontage has been landscaped creating fantastic curb appeal. The property also benefits from a garage en bloc, and there is unrestricted parking on a first-come first-serve basis in the cul-de-sac.

Locally, Worcester Park high street and North Cheam both offer an array of shops, restaurants and amenities including bus routes towards Morden with its underground station, and Kingston and Sutton with it's more extensive choice of shops. Commuters will also benefit from Worcester Park Zone 4 train station, which provides fast and frequent services to Central London. Families will have the choice of several well-regarded schools such as Cheam Common Infant's and Junior Academies, Dorchester Primary School and Cheam High School.





## ACCOMMODATION

### Entrance Porch

**Living/Dining Room** - 20'3" x 12'10" max (6.17m x 3.9m max)

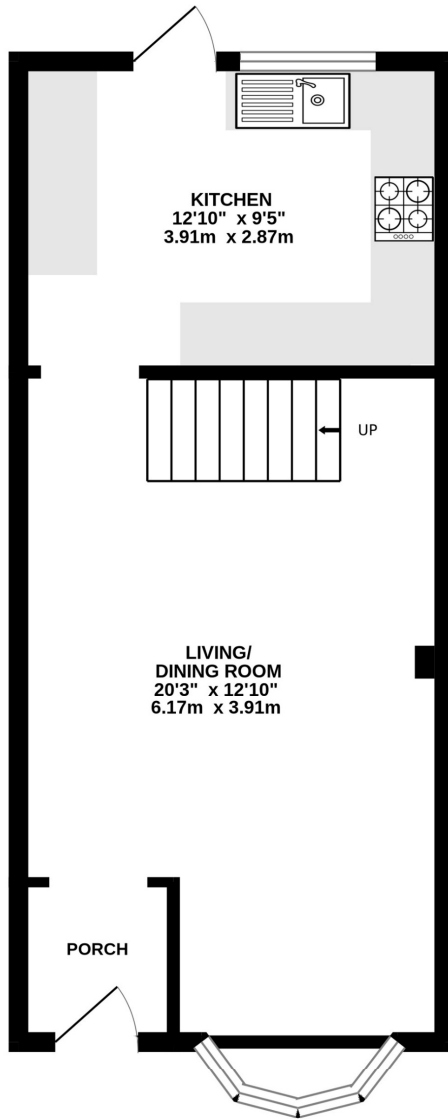
**Kitchen** - 12'10" x 9'5" max (3.9m x 2.87m max)

**Bedroom** - 14' x 12'10" max (4.27m x 3.9m max)

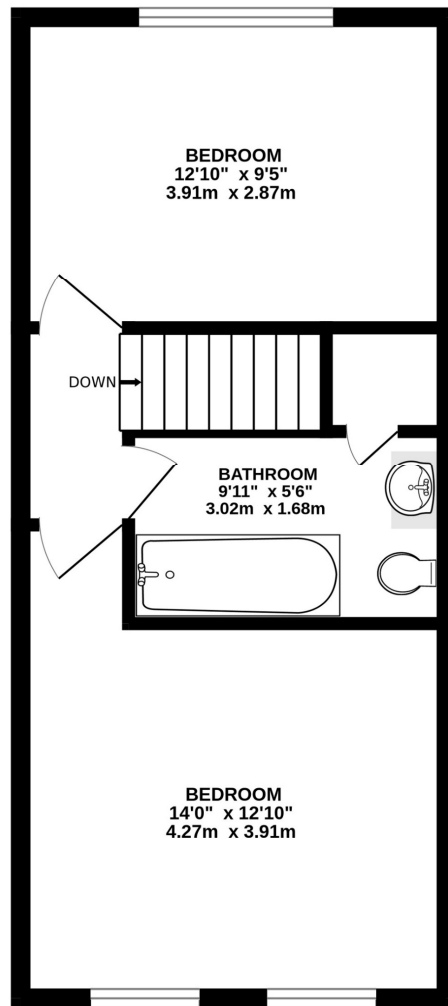
**Bedroom** - 12'10" x 9'5" max (3.9m x 2.87m max)

**Family Bathroom** - 9'11" x 5'6" max (3.02m x 1.68m max)

**Garden** - Approx. 25ft



GROUND FLOOR



FIRST FLOOR

**Trent Way, Worcester Park KT4 8TW**  
 INTERNAL FLOOR AREA (APPROX.) 775 sq ft/ 72.0 sq m  
 Garden extends to 25' (7.62m) approx.

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