OAKS AVENUE, WORCESTER PARK, KT4
£675,000 FREEHOLD

A THREE BEDROOM SEMI-DETACHED HOME OFFERING SIGNIFICANT SCOPE FOR EXTENSION (STPP) AND A SETTING WITHIN A MUCH SOUGHT-AFTER ROAD

Winkworth

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See things differently

AT A GLANCE

- Three Bedrooms
- Living Room
- Dining Room
- Separate Kitchen
- Family Shower Room
- Large Eves Storage Space
- Workshop
- Lean-to/Garage
- Sought after Road
- Well-Regarded Local Schools

DESCRIPTION

This three-bedroom semi-detached family home offers excellent potential for extension (STPP) and is set in a highly sought-after location. Worcester Park town centre, with its wide range of shops, restaurants, and transport links, is close by, while Cheam Village, historic Nonsuch Park, and several well-regarded schools—including Nonsuch High School for Girls—are also within easy reach.

On the ground floor, the property features two spacious reception rooms, a study/third bedroom, a fitted kitchen, and a shower room with a separate WC.

Upstairs, there are two generously sized double bedrooms and a large eaves storage area.

The south-west facing rear garden extends to approximately 64 feet and includes a patio adjoining the house, along with a timber workshop at the far end. To the front, a driveway provides off-street parking and access to a garage/lean-to.

ACCOMMODATION

Entrance Hall

Living Room - 15'9" x 12'5" max (4.8m x 3.78m max)

Dining Room - 14'8" x 12'5" max (4.47m x 3.78m max)

Kitchen - 11'1" x 10'8" max (3.38m x 3.25m max)

Bedroom/Study - 9'6" x 8'5" max (2.9m x 2.57m max)

Family Shower Room/WC

Bedroom - 15'9" x 12'5" max (4.8m x 3.78m max)
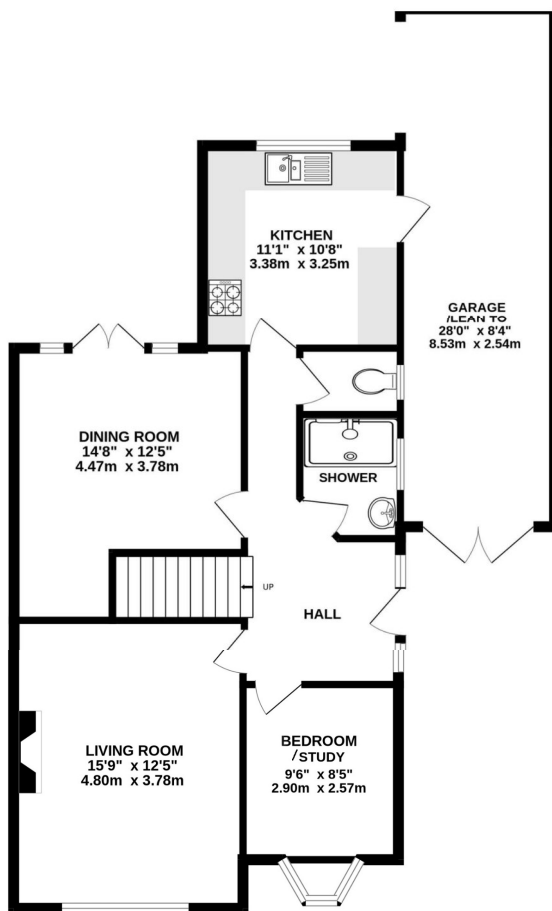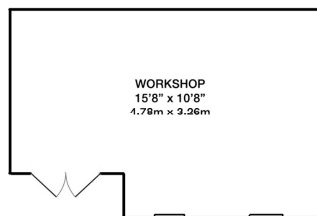
Bedroom - 12'5" x 11' max (3.78m x 3.35m max)

Garden - Approx. 64ft

Workshop - 15'8" x 10'8" max (4.78m x 3.25m max)
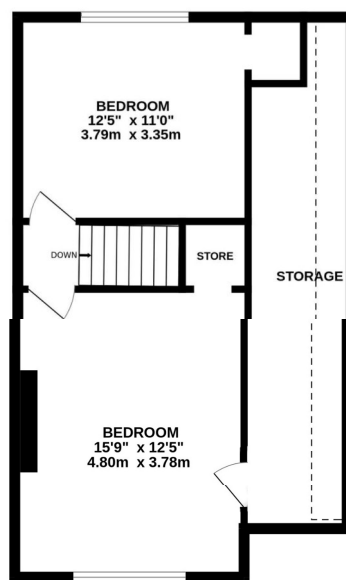
Lean-to/Garage - 28' x 8'4" max (8.53m x 2.54m max)

Off Street Parking on Drive

WORKSHOP
15'8" x 10'8"
4.79m x 3.26m

Oaks Avenue, Worcester Park KT4 8XE
INTERNAL FLOOR AREA
(APPROX.) 1292 sq ft/ 120.0 sq m
Excluding Garage/Lean and Workshop
Garden extends to 64' (22.86m) approx.

KITCHEN
11'1" x 10'8"
3.38m x 3.25m

GARAGE /LEAN TO
28'0" x 8'4"
8.53m x 2.54m

DINING ROOM
14'8" x 12'5"
4.47m x 3.78m

BEDROOM
12'5" x 11'0"
3.79m x 3.35m

SHOWER

UP

DOWN   STORE

STORAGE

HALL

LIVING ROOM
15'9" x 12'5"
4.80m x 3.78m

BEDROOM /STUDY
9'6" x 8'5"
2.90m x 2.57m

BEDROOM
15'9" x 12'5"
4.80m x 3.78m

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		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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