



OAKS AVENUE, WORCESTER PARK, KT4

£645,000 FREEHOLD

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

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AT A GLANCE

- Three Bedrooms
- Living Room
- Dining Room
- Separate Kitchen
- Family Shower Room
- Large Eaves 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.

Vendor Suited.



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)

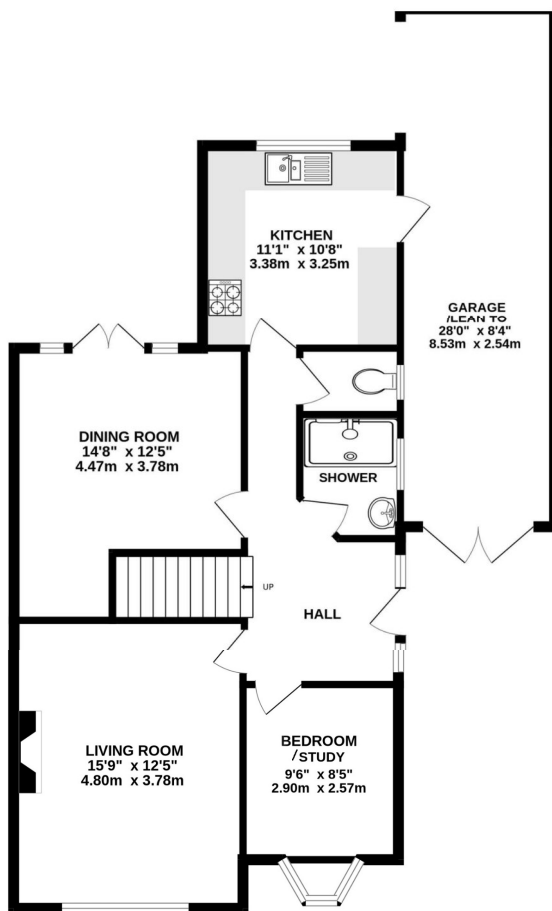
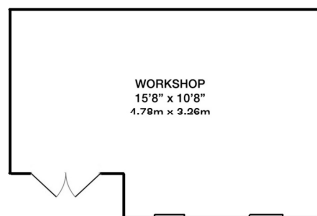
Bedroom - 12'5" x 11' max (3.78m x 3.35m max)

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)

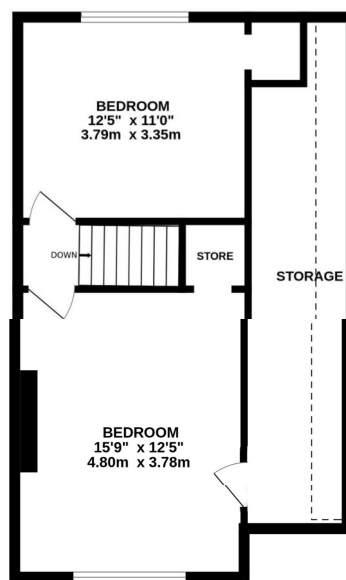
Off Street Parking on Drive



GROUND FLOOR

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.



FIRST FLOOR

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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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