



KINGSHILL AVENUE, WORCESTER PARK, KT4

£475,000 FREEHOLD

**A LOVELY THREE BEDROOM FAMILY HOME SITUATED
WITHIN EASY REACH OF WORCESTER PARK HIGH STREET
AND SEVERAL WELL-REGARDED SCHOOLS**

Winkworth

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See things differently

Winkworth



AT A GLANCE

- Well-Presented Family Home
- Three Bedrooms
- Living Room
- Open-Plan Kitchen/Dining Room
- Modern Family Bathroom
- Garden approx. 60ft
- 0.7 Mile Walk to Zone 4 Station
- 0.6 Mile Walk to Worcester Park High Street
- Easy Reach of Green Lane Primary & Nursery School
- Potential To Extend STPP

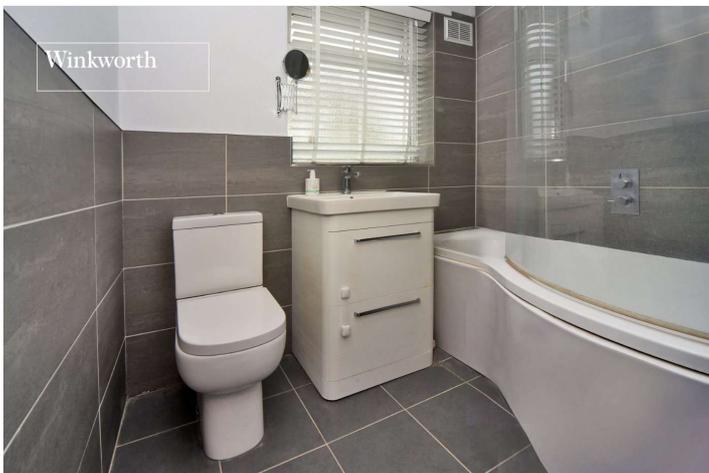
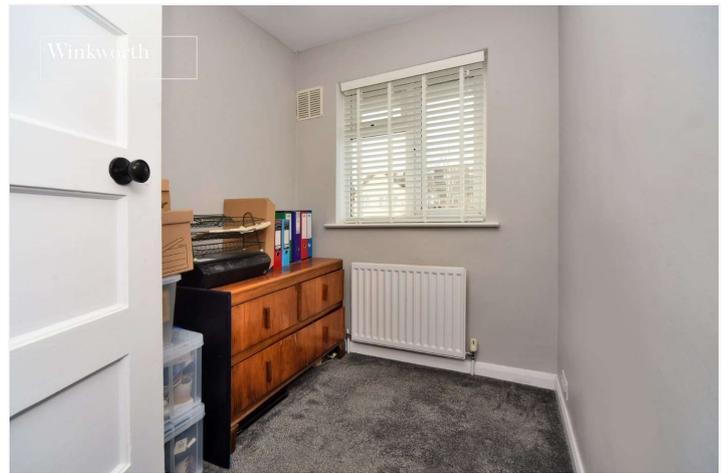
DESCRIPTION

Situated within easy reach of Worcester Park high street, Zone 4 train station and a variety of well-regarded schools, this lovely three-bedroom family home, offers well-presented accommodation throughout, superb scope for extension subject to the usual consents and a secluded circa 60ft rear garden.

The accommodation on the ground floor comprises a spacious entrance hall, a front aspect living room and an open-plan kitchen with bi-folding doors to the rear garden/patio area and plenty of space for dining table and chairs. Upstairs, there are two well-proportioned double bedrooms, a third single bedroom and the modern family bathroom.

Externally, the secluded rear garden is mostly laid to lawn with a useful storage shed and features a lovely patio area ideal for outside dining and socialising whilst to the front, there is another garden area which could be turned into a driveway subject to the usual consents.

Locally, Worcester Park high street provides an array of amenities including shops, restaurants, bus routes to surrounding areas and a train station which provides fast and frequent services to Central London. Families will benefit from lots of good schools including Green Lane Primary and Nursery School and Dorchester Primary School.



ACCOMMODATION

Entrance Hall

Living Room - 11' x 10'5" max (3.35m x 3.18m max)

Kitchen/Dining Room - 16'3" x 13' max (4.95m x 3.96m max)

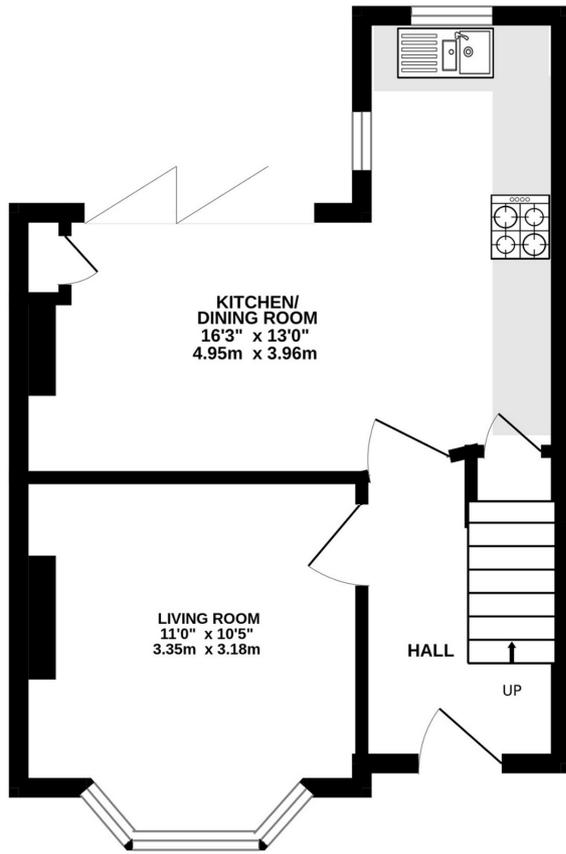
Bedroom - 11'6" x 9'11" max (3.5m x 3.02m max)

Bedroom - 9'2" x 8'2" max (2.8m x 2.5m max)

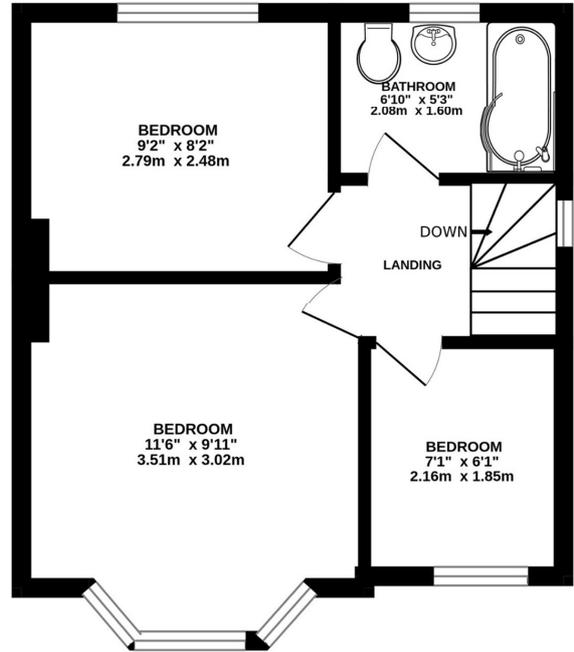
Bedroom - 7'1" x 6'1" max (2.16m x 1.85m max)

Bathroom - 6'10" x 5'3" max (2.08m x 1.6m max)

Garden - Approx. 60ft



GROUND FLOOR



FIRST FLOOR

Kingshill Avenue, Worcester Park KT4 8DF
 INTERNAL FLOOR AREA (APPROX.) 640 sq ft/ 59.4 sq m
 Garden extends to 60' (18.28m) approx.



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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

