



CLARKES AVENUE, WORCESTER PARK, KT4
£575,000 FREEHOLD

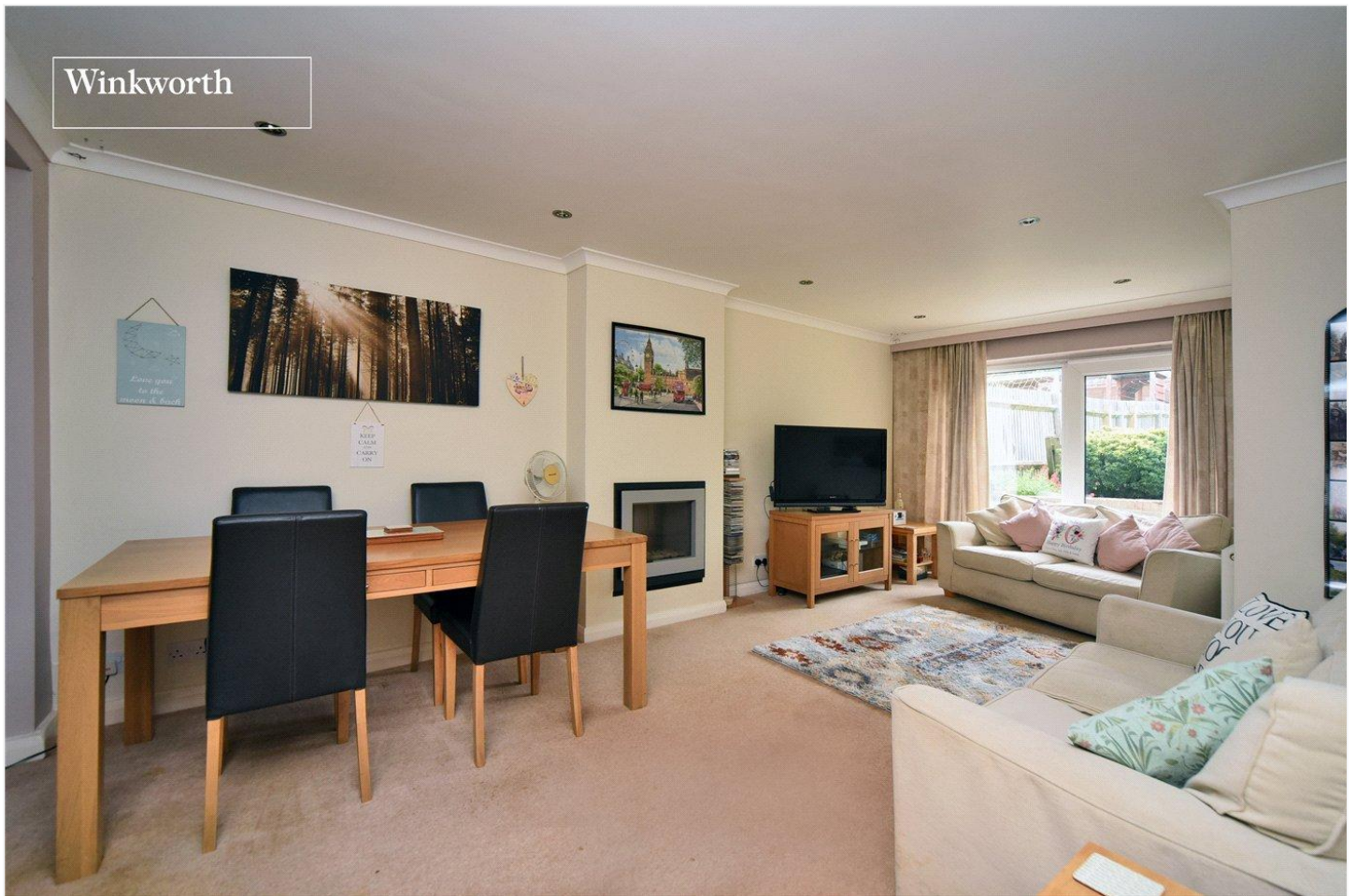
A THREE BEDROOM HOME FEATURING A SOUTHERLY ASPECT GARDEN AND A CONVENIENT LOCATION

Winkworth

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See things differently



AT A GLANCE

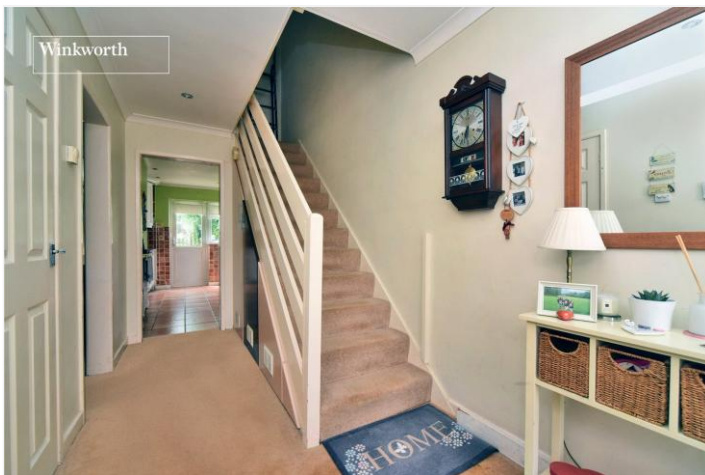
- Three Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Downstairs Shower/WC
- Family Bathroom
- Approx. 60ft Southerly Aspect Garden
- Garden Shed
- 1.5 Miles to Worcester Park Station
- Local Buses to Morden Tube Station
- Well-Regarded Local Schools

DESCRIPTION

A well-presented, three bedroom, mid-terrace family home benefiting from a circa 60ft southerly aspect rear garden and a location within reach of both Worcester Park and North Cheam. Both town centres offer a wide choice of shops, restaurants and amenities including Worcester Park Zone 4 train station and bus services to surrounding towns including Morden with its Northern Line tube station. Schools within the borough are well-regarded and include Dorchester Primary, St Cecilia's Primary and Nonsuch High School for Girls.

The accommodation comprises a spacious living/dining room, fitted kitchen, downstairs shower room with WC, two double bedrooms, a third good sized single bedroom and a family bathroom. NB. A previous owner installed a temporary partition in the reception room to create a study/office area, however, this can be removed if more living/dining space is required.

Externally, to the front there is off-street parking and side access to the rear. The back garden has a southerly aspect, extends to approx. 60ft and is mainly laid to lawn with a patio set off the back of the house ideal for dining or relaxing.



ACCOMMODATION

Entrance Hall

Living Room - 19'5" x 11'1" max (5.92m x 3.38m max)

Dining Area - 8'6" x 7'7" max (2.6m x 2.3m max)

Kitchen - 12'2" x 8'3" max (3.7m x 2.51m max)

Study/Office Area - 7'7" x 7'5" max (2.3m x 2.26m max)

Downstairs Shower/WC

Bedroom - 13'1" x 10'6" max (4m x 3.2m max)

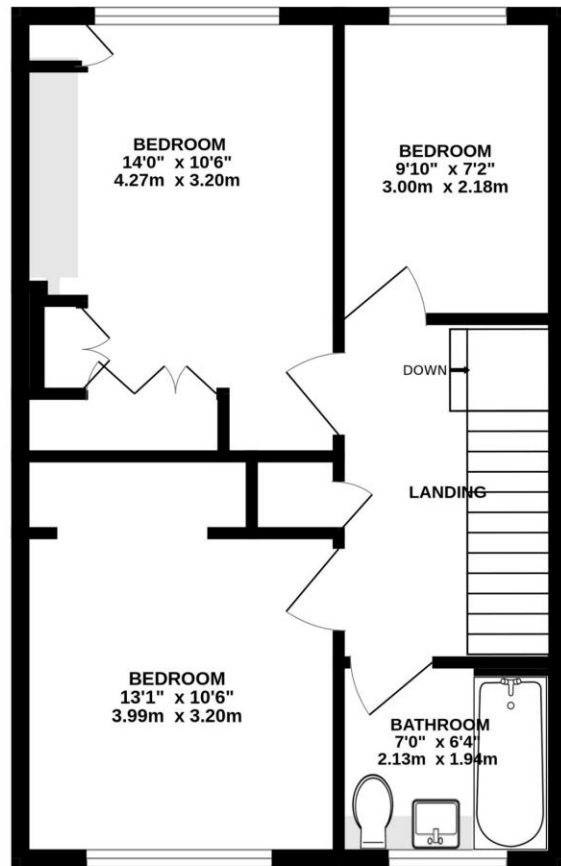
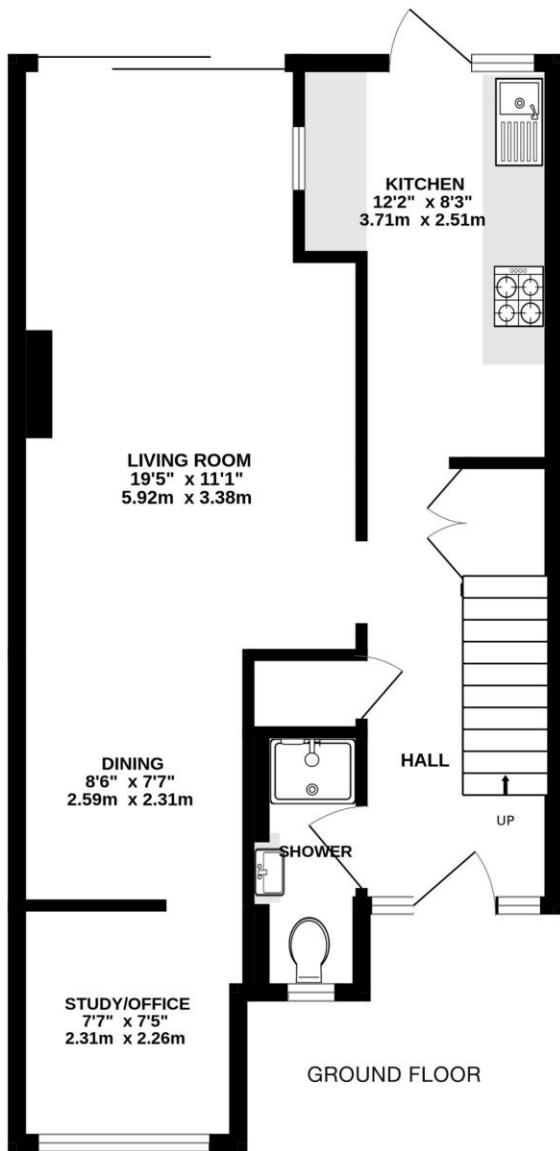
Bedroom - 14' x 10'6" max (4.27m x 3.2m max)

Bedroom - 9'10" x 7'2" max (3m x 2.18m max)

Family Bathroom - 7' x 6'4" max (2.13m x 1.93m max)

Garden - Approx. 60ft

Off Street Parking



Clarkes Avenue, Worcester Park KT4 8QA

INTERNAL FLOOR AREA (APPROX.) 1025 sq ft/ 95.2 sq m

Garden extends to 60' (18.28m) approx.

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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		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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