

CLARKES AVENUE, WORCESTER PARK, KT4
£525,000 FREEHOLD

**A SPACIOUS SEMI-DETACHED THREE BEDROOM
FAMILY HOME SITUATED CLOSE TO SEVERAL WELL-
REGARDED SCHOOLS AND TRANSPORT LINKS**

Winkworth

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See things differently



AT A GLANCE

- Semi-Detached Family Home
- Scope for Extension to Loft STPP
- Three Bedrooms
- Three Reception Rooms
- Family Bathroom
- Garden approx. 40ft
- Off Street Parking To Front
- Close to Numerous Well-Regarded Schools
- Easy Reach of Worcester Park and Cheam Village
- Council Tax Band E
- EPC Rating D

DESCRIPTION

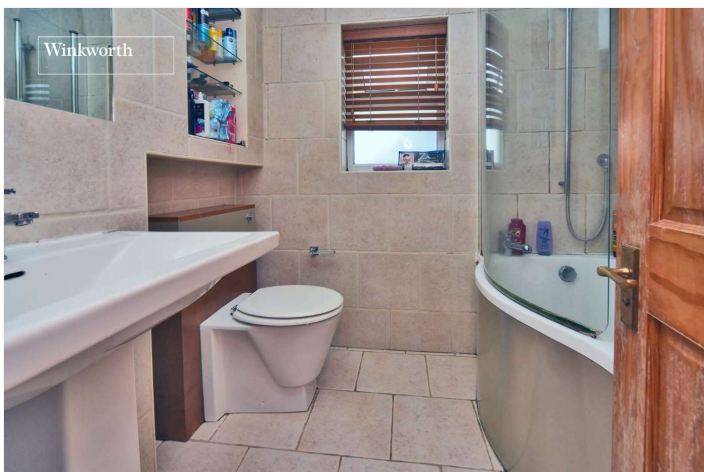
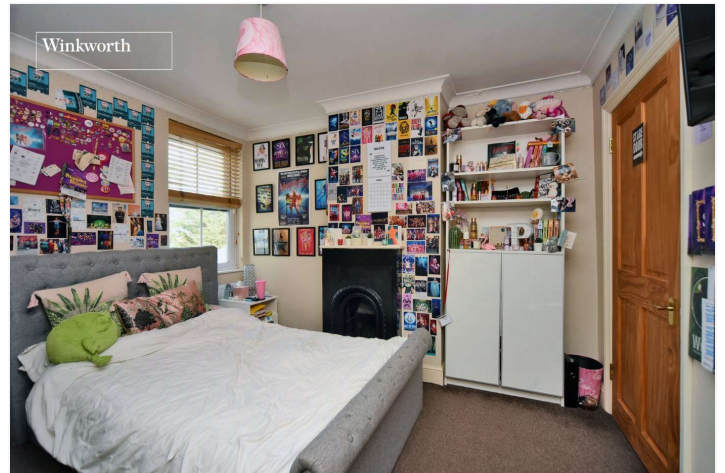
This deceptively spacious three bedroom family home, offers well-proportioned room sizes throughout, a low maintenance rear garden, off street parking for two vehicles and scope for extension subject to the usual planning consents.

The location is perfect for both commuters and families with Worcester Park train station offering fast and frequent services to London and local bus routes providing links to Cheam, Epsom, Kingston-upon-Thames and Morden with its Northern Line tube station. Education in the area is highly regarded and includes grammar schools in the borough. Local schools include St Cecilia's Primary School, Dorchester Primary School, Cheam Park Farm Primary and Cheam High School.

The accommodation comprises a front aspect living room, dining room with feature fireplace, a larger than average galley kitchen, a further reception/sunroom, two good sized double bedrooms, a third single bedroom and the family bathroom.

Externally, the rear garden is high fence enclosed and offers a large patio ideal for socialising with friends and family and outside alfresco dining!

No onward chain.



ACCOMMODATION

Entrance Hall

Living Room - 13' x 10'8" max (3.96m x 3.25m max)

Dining Room - 12'10" x 11'2" max (3.9m x 3.4m max)

Kitchen - 13'6" x 8' max (4.11m x 2.44m max)

Sun Room - 9'2" x 9'1" max (2.8m x 2.77m max)

Bedroom - 13'3" x 10'9" max (4.04m x 3.28m max)

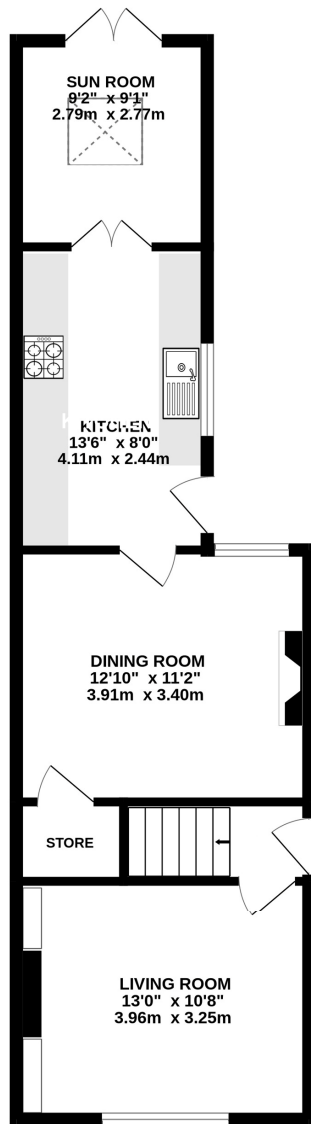
Bedroom - 11'2" x 10'1" max (3.4m x 3.07m max)

Bedroom - 8'9" x 8'4" max (2.67m x 2.54m max)

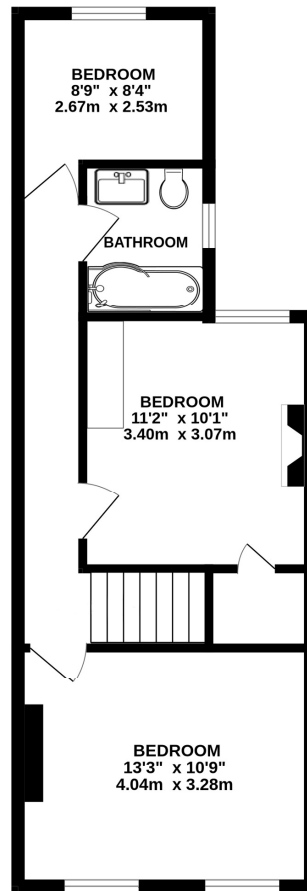
Family Bathroom

Garden - Approx. 40ft

Off Street Parking to Front



GROUND FLOOR



FIRST FLOOR

Clarks Avenue, Worcester Park KT4 8PZ
INTERNAL FLOOR AREA (APPROX.) 965 sq ft/ 89.7 sq m
Garden extends to 40' (12.19m) 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 © 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		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

