



Kingsmead Avenue | Worcester Park | Surrey  
**£1,100,000**





Kingsmead Avenue, Worcester Park,  
Surrey

**£1,100,000 Freehold**

Set in one of Worcester Park's premier and sought after road, less than a mile from the Town Centre, with fantastic local amenities including the mainline station to London Waterloo, and excellent local schools including the favoured Nonsuch High School for Girls, as well as close to the historic Nonsuch Park. This beautifully presented four double bedroom detached property, set on a bold plot and offering development and extensive potential SSTP. The property features leaded light double glazing, a carriage driveway with two garages to either side. Further features include three reception rooms, plus a modern fitted kitchen/breakfast room with integrated appliances, a downstairs cloakroom, a good sized utility room with front and rear access. The south facing garden is mainly laid to lawn with a raised ballustraded patio. This property must be seen to be appreciated! EPC Rating; E.

**Frontage**

Carriage driveway giving access to two garages, block paved driveway with flower borders. Steps up to an ornate cast iron and glass canopied entrance door.



**Entrance Vestibule**

Obscured single glazed entrance door. Entrance vestibule with circular leaded light single glazed window depicting door number, double doors to cloaks cupboard, inset door matting.

**Entrance Hall**

Wooden parquet flooring, power points, arched recess, single radiator, ornate mirror, understairs cupboard housing meters and fuse board, Georgian style doors to dining room.

**Dining Room**

2.69m x 3.86m (8'10" x 12'8")

Wooden laminate flooring, double glazed leaded light window to front aspect, further leaded light window to side aspect, bespoke drinks cabinet glass inset and mirrored backing and cupboard below, plaster ceiling, double radiator, part obscured glazed door to downstairs cloakroom.

**Downstairs Cloakroom**

Two piece suite comprising: low level W.C. wall hung wash hand basin with stainless steel mixer taps, ceramic tiled flooring, coloured leaded light double glazed window to side aspect and further double glazed leaded light window to side aspect, inset downlighters.

**Lounge/Sitting Room**

5.03m x 3.76m (16'6" x 12'4")

Leaded light double glazed curved bay to front aspect, central feature fireplace with marble surround and over mantle with cast iron insert and coal effect gas fire, slate hearth, power points, T.V. ariel point, wooden dado rail, picture rail, wall lights to two wall.

**Rear Lounge**

5.18m (into bay window) x 3.73m (17'0" x 12'3")

Leaded light double glazed casement patio doors to rear garden, central feature fireplace with stone surround and hearth with cast iron, plaster coved ceiling, wiring for wall lights to two walls, T.V. ariel point, double radiator.

**Kitchen/Breakfast Room**

4.09m (into bay window) x 4.75m (13'5" x 15'7")

Range of wall and base units with granite work surfaces, work surface with inset drainer to one and a half stainless steel sink unit and chrome mixer taps, stainless steel eye level Neff double oven and grill, inset ceramic halogen four ring hob, stainless steel chimney style extractor fan with concealed lighting, integrated fridge, integrated Bosch dishwasher, tiled splash back, tiled flooring, inset down lighters with ornate plaster coving, double glazed leaded light casement patio doors to rear garden, two double radiators, door to:





### Utility Room

3.40m x 2.31m (11'2" x 7'7")

Range of base units with granite work surfaces, twin aspect leaded light double glazed doors and windows, space for washing machine, space for tumble dryer, space for American style fridge/freezer, ceramic tiled flooring, power points, single radiator, plaster covered ceiling, rear door giving access to alley outside water tap, gated front access and door to garage.

### Turning Staircase To Half Landing

Coloured leaded light oriel bay window to side aspect, landing with power points and loft access, wooden picture rail, wiring for wall lights, double doors with inset etched glass to airing cupboard housing water cylinder.



### Bedroom One

5.31m x 3.25m (to wardrobe) (17'5" x 10'8")

Leaded light curved bay window to front aspect, power points, ornate plaster covered ceiling, inset downlighters, range of bespoke wardrobe fits and drawer units to one wall with inset mirror, double radiator, alarm point.

### Bedroom Two

5.16m (into bay window) x 3.23m (16'11" x 10'7")

Range of bespoke wardrobe fits to one wall providing hanging space and shelving, double glazed leaded light bay window to rear aspect, power points, double radiator, wooden picture rail, ornate plaster covered ceiling, inset downlighters.



**Bedroom Three**

4.80m x 3.96m (into bay window) (15'9" x 13'0")

Double glazed leaded light bay window to rear aspect, double radiator, ornate plaster coving, range of bespoke wooden fittings to one wall.

**Bedroom Four**

3.48m x 2.54m (11'5" x 8'4")

Leaded light double glazed window to front aspect, power points, Telewest broadband point, double radiator, inset downlighters.

**Family Bathroom**

3.84m x 2.06m (12'7" x 6'9")

Four piece comprising: panel enclosed bath with wall inset chrome mixer taps with shower spray attachment, low level W.C. vanity unit with inset wash hand basin with chrome mixer taps, cupboard below and to the side, corner fitted shower cubicle with glass curved sliding doors, chrome wall inset shower controls and shower spray attachment plus wall fixed waterfall shower head, obscured leaded light double glazed window to front aspect, part ceramic tiled walls, ceramic tiled flooring, single radiator, inset downlighters.





**Outside**

Elevated paved patio with concrete ballustrades with step down to lawn bordered by various trees and shrubs, further steps to side patio giving access to further garage.

**Garage**

5.21mx2.74m(17'1" x 9'0")

Electric up and over doors to frontage.

**Garage**

3.51mx8.36m(11'6" x 27'5")

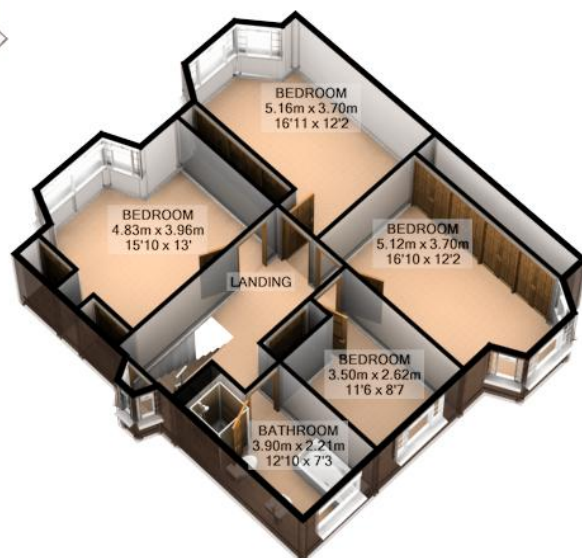
Electric up and over doors with gated access to the frontage.

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

**Your View...**



Ground Floor  
 Approx. Floor  
 Area 131.7 Sq.M.  
 (1417 Sq.Ft.)



1st Floor  
 Approx. Floor  
 Area 79.5 Sq.M.  
 (856 Sq.Ft.)

Total Approx. Floor Area 211.2 Sq.M. (2273 Sq.Ft.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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# Goodfellows Branch Network



## Local Authority

## Agents Notes

## Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

## All Measurements

All Measurements are Approximate

## Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only

## RESIDENTIAL SALES

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For full EPC please contact the branch