



Broadmead Avenue, Worcester Park,  
KT4







*Spacious 5-Bedroom Semi-Detached Family Home · Approx. 0.6  
Miles to Worcester Park Station · 2 Reception Rooms · Large  
Open-Plan Kitchen/Dining Area · Garden Office/Gym · Driveway  
Parking · 1733 Sq Ft ·*







# Key Features

- EPC Rating: D
- Five well-proportioned bedrooms ideal for growing families
- Open-plan kitchen, dining and family room
- Generous rear garden with patio, lawn and fruit trees
- Versatile garden room currently used as office or gym
- Ground floor bathroom and guest cloakroom
- Approximately 0.6 miles to Worcester Park station
- Excellent local and grammar schools nearby
- Driveway with covered off-street parking and side access
- Close to parks, green spaces and Sutton High Street amenities















Nestled on the leafy and highly regarded Broadmead Avenue, this substantial five-bedroom semi-detached family home offers a rare blend of generous proportions, versatile living space and an unbeatable location for families seeking both tranquillity and convenience. With approximately 1,733 sq ft of internal space, this home has been thoughtfully extended and modernised to create the perfect backdrop for contemporary family life.

As you step inside, you're welcomed by a wide entrance hall leading to a beautifully presented front reception room – an ideal space to unwind or host guests. Just beyond, the heart of the home reveals itself: a stunning open-plan kitchen, dining and family room, bathed in natural light thanks to bi-fold doors that span the width of the rear. Whether you're prepping dinner at the oversized breakfast bar, gathering the family around the table, or watching the children play in the garden, this sociable layout is designed to bring everyone together.



The garden itself is a real sanctuary – with a generous lawn, established fruit trees and shrubs, and a broad patio area perfect for summer entertaining or children's play. A converted garage offers yet more flexible space, currently set up as a utility and storage area with a separate gym or home office to the rear – complete with its own window and direct garden access. This area offers superb potential for further development (STPP).

Also on the ground floor, you'll find a separate office – ideal for working from home – and a sleek downstairs shower room with WC.





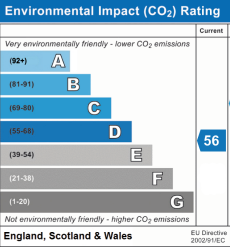
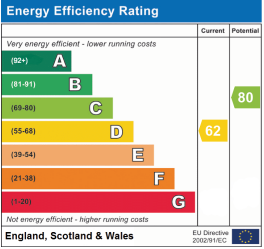
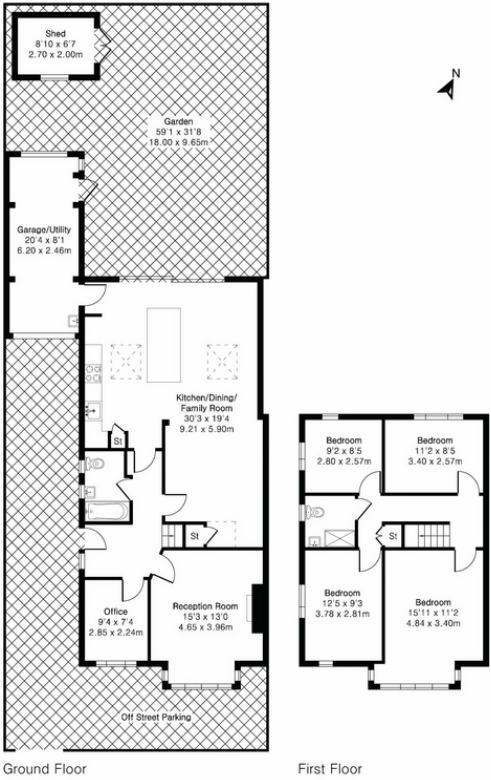








Approximate Gross Internal Area 1733 sq ft - 161 sq m  
Ground Floor Area 1077 sq ft - 100 sq m  
First Floor Area 598 sq ft - 56 sq m  
Outbuilding Area 58 sq ft - 5 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Tenure Type: Freehold  
Council Tax Band: F  
Council Authority: Kingston Upon

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