



Kingshill Avenue, Worcester Park

Worcester Park

Guide Price £460,000 to £475,000



Kingshill Avenue

Worcester Park, Worcester Park

- Three Bedroom
- Mid Terrace Property
- Potential to extend further (STPP)
- Close to good schools
- Walking distance to station and high-street
- Kitchen/diner

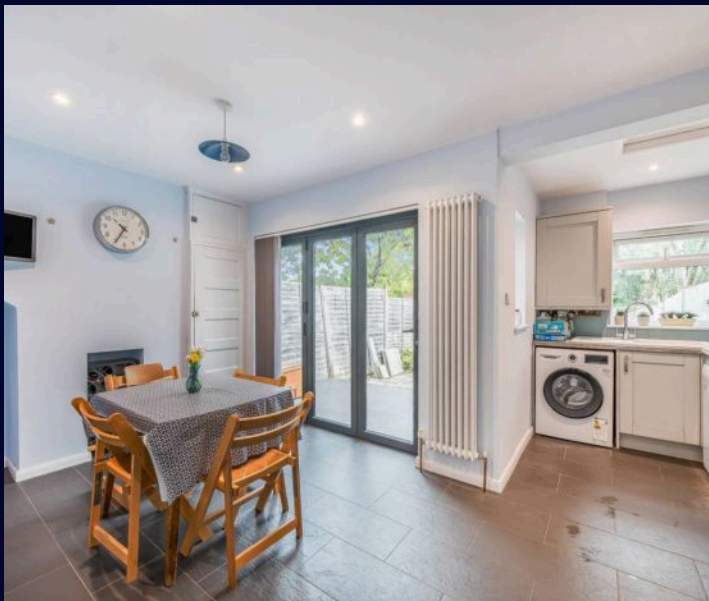
****Guide price £460,000 to £475,000 ****

Kaybridge Residential are delighted to present this superb three-bedroom terraced home, offering an exceptional opportunity for families and professionals seeking a spacious and versatile property.

Beautifully renovated, the home provides a **flexible and well-balanced layout** with three generously sized bedrooms and excellent **potential for further extension (STPP)**. Perfectly positioned close to highly regarded schools, **Worcester Park station**, and the **High Street**, this property combines convenience with comfort.

The ground floor features a **bright lounge**, seamlessly connecting to a **kitchen/dining area** that opens onto the rear garden – complete with a **Garden Shed**.

Outside, the **beautifully landscaped garden** serves as a tranquil retreat, providing a natural extension of the living area and the perfect setting for relaxation or entertaining guests.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

Discover Worcester Park – A Commuter Favourite with a Village Feel Worcester Park is a popular and well-connected suburban area on the Surrey-South West London border, offering a perfect mix of convenience, community, and green space. Just 10 miles from central London, the area is ideal for commuters, with Worcester Park Station providing direct trains to London Waterloo in under 30 minutes. Easy access to the A3 and M25 makes it equally convenient for drivers. The high street offers a great selection of independent shops, cafés, supermarkets, and restaurants, while nearby Kingston, New Malden, and Epsom offer additional shopping and leisure options. Families enjoy the local parks, including

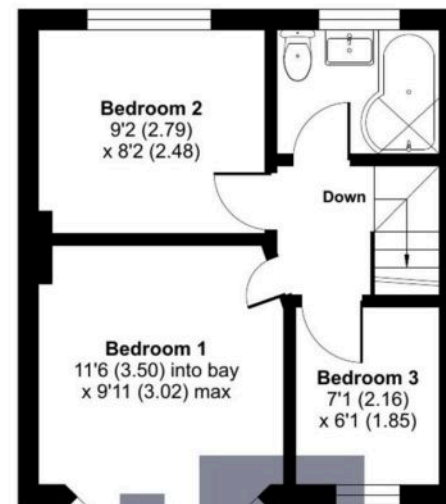




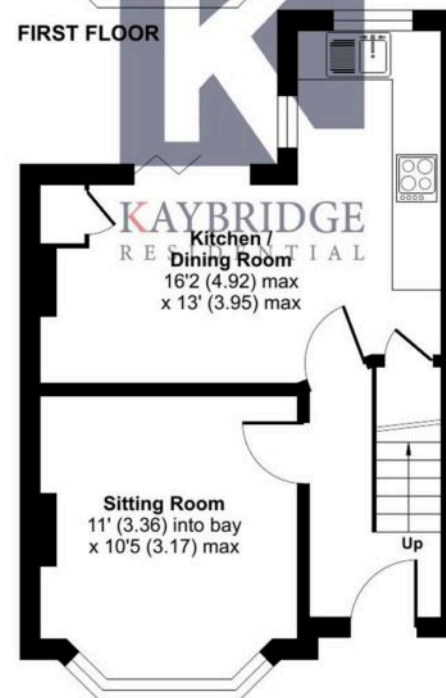
Kingshill Avenue, Worcester Park, KT4

Approximate Area = 641 sq ft / 59.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Kaybridge Residential Ltd. REF: 1365387



Kaybridge Residential Estate Agents

Kaybridge Residential Estate Agents, 23 Stoneleigh Broadway - KT17 2JE

02080040474 • info@kbridge.co.uk • www.kaybridgeresidential.co.uk/

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