



barnard marcus

Kingshill Avenue, Worcester Park, KT4 8DB

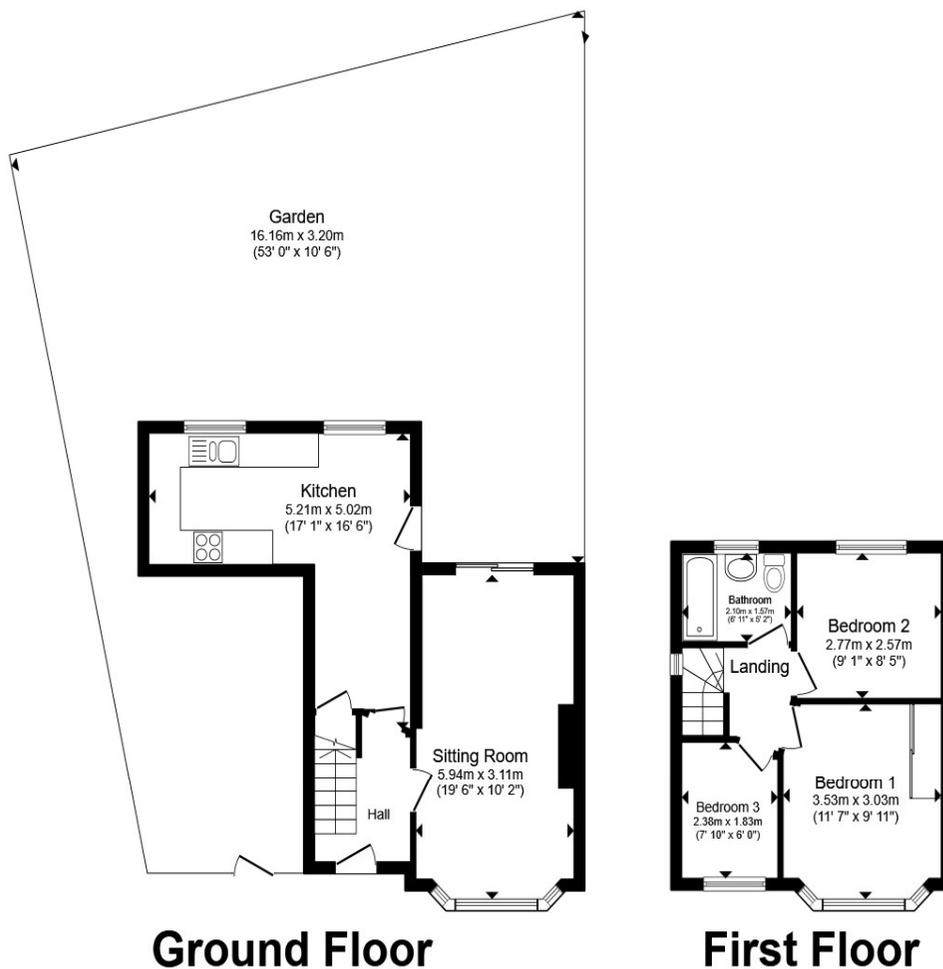


welcome to

Kingshill Avenue, Worcester Park

Tucked away on a quiet residential road and just 0.5 miles from Worcester Park Railway Station, this well-presented three-bedroom family home offers a private driveway, a generous rear garden, and excellent potential to extend (STPP). Immediate Inspection is highly recommended.





Total floor area 68.3 m² (735 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Very few properties offer as much as Kingshill Avenue.

The property has been well cared for by the current owner and occupies a larger than-average plot. The ground floor consists of a dual-aspect reception/dining room that enjoys an abundance of natural light, while also providing plenty of space for entertaining - further complemented by sliding doors opening directly onto the garden. The home also benefits from an extended kitchen, spacious enough to accommodate a breakfast table and offering a practical amount of storage and food preparation space. Upstairs, the property provides three well-proportioned bedrooms, including two doubles and one single. The primary bedroom features built-in wardrobes, while the floor is completed by a family bathroom and loft access, offering useful additional storage or future potential (STPP). Enjoying a desirable westerly aspect, the rear garden features a well-tended lawn, a patio for outdoor enjoyment, and convenient side access with space for a shed.

Location

This property occupies a highly sought after location for those requiring outstanding commuter links, schools, and local amenities. For commuters, both Worcester Park and Motspur Park stations are within walking distance, each offering direct trains to London Waterloo in under 30 minutes. Bus services are available on the high street, providing connections to Kingston, Sutton, Cheam, and New Malden. Worcester Park's vibrant high street boasts a wide range of well-known retailers, including Waitrose, Starbucks, and Sainsbury's, along with a selection of independent shops and cafés, creating a village feel while catering to everyday needs. Well-regarded schools make the area ideal for families, with Green Lane Primary conveniently located on your doorstep.

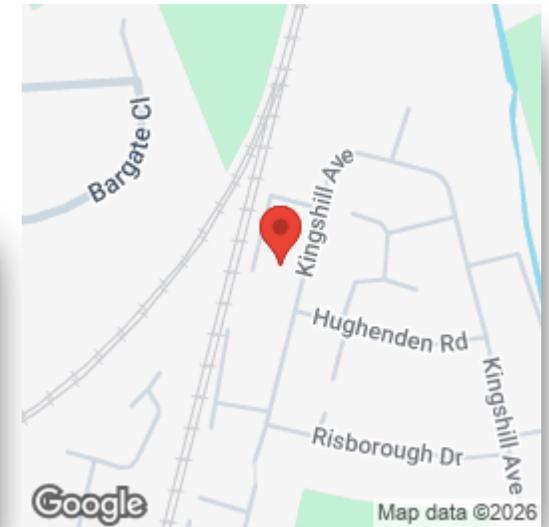
welcome to

Kingshill Avenue, Worcester Park

- 3 Bedrooms
- Semi-Detached
- Large Private Garden
- Driveway
- Large Plot

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£520,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/WCP108295](https://www.barnardmarcus.co.uk/Property/WCP108295)



Property Ref:
WCP108295 - 0006

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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