



Sandringham Road, , Worcester Park, KT4 8UH

- Beautifully Presented Four Bedroom Terrace House
- Facing Cuddington Recreational Ground
- Private Rear Garden
- Great Transport Links
- NO ONWARD CHAIN
- Two Bathrooms
- Garage & Off Road Parking
- GUIDE PRICE £625,000 - £650,000

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DESCRIPTION

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Offered with NO ONWARDS CHAIN Positioned on a desirable tree-lined road just under 0.7 miles from Worcester Park station, this beautifully family home enjoys impressive views across Cuddington Recreation Ground, along with four bedrooms and superb open-plan living accommodation. The ground floor features a welcoming entrance hall leading through to an expansive reception and dining area, seamlessly connected to a stylish modern kitchen/breakfast room — ideal for both family life and entertaining. The first floor offers two spacious double bedrooms, a well-sized third bedroom and a contemporary family bathroom. Occupying the top floor, the principal suite benefits from elevated park views and a luxurious en-suite shower room.

Outside, the rear garden boasts a patio terrace perfect for outdoor dining, with the remainder mainly laid to lawn and bordered by mature trees and established planting, creating a private and attractive setting. A garage sits to the rear of the garden with gated access, while the front driveway has been attractively block paved for low-maintenance parking.

Conveniently situated around half a mile from Worcester Park town centre, the property is within easy reach of a wide selection of shops, supermarkets, cafés and restaurants. Excellent transport links include Worcester Park Zone 4 station and numerous bus routes serving Kingston, Sutton, Epsom and Heathrow. The area is also popular with families thanks to its highly regarded schools, including local grammar schools and nearby Cheam Common Infants and Juniors Academy.

Images shown may include digitally enhanced or virtually staged furnishings and décor for illustrative purposes only







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 INTERNAL FLOOR AREA (APPROX) 1140 sq ft/ 106.0 sq m
 Excluding Garage/Store

Viewings

Please contact worcesterpark@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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