



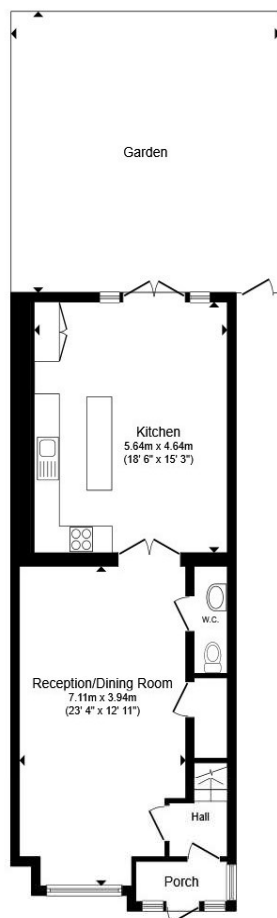
**Brinkley Road, Worcester Park, KT4 8JE**

**welcome to**

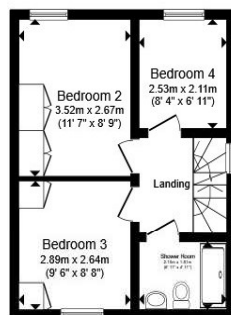
**Brinkley Road, Worcester Park**

This recently extended four-bedroom semi-detached family home is located under 0.5 mile from Worcester Park railway station and boasts 1,299 sq ft of spacious living accommodation arranged across three floors. Benefits include West-Facing Garden and Private driveway. Immediate Inspection advised!

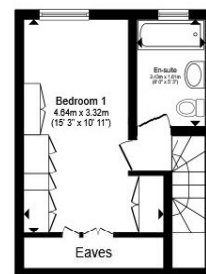




**Ground Floor**



**First Floor**



**Second Floor**



**Total floor area 120.7 m<sup>2</sup> (1,299 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](http://www.propertybox.io)



Located just moments away from Worcester Park high-street, this well arranged and recently extended four-bedroom family home offers generous and versatile living accommodation arranged over three floors, complemented by a large west-facing garden and off-street parking. The ground floor opens with a welcoming entrance hall, leading through to a spacious reception/dining room, ideal for both family living and entertaining. To the rear is a recently extended kitchen, finished to a high standard with a comprehensive range of built-in appliances, a breakfast island providing additional workspace and seating, and French doors opening directly onto the westerly aspect garden, creating an excellent indoor/outdoor flow. Completing the downstairs is a W,C/Cloakroom.

On the first floor are three bedrooms, comprising two well-proportioned double bedrooms and a single bedroom, perfectly suited as a child's room or home office/study. These rooms are served by a family bathroom. The top floor has also been recently extended to create an impressive primary bedroom suite, offering a peaceful retreat with the added benefit of a family bathroom on the same level, making it ideal for modern family living.

To the front of the property is a private driveway providing off-street parking for two vehicles. To the rear is a large, private west-facing garden, featuring a patio area ideal for outdoor dining and a well-maintained lawn, Ideal for families and those who love to entertain in the summer months.

The property is situated less than 0.5 mile from Worcester Park railway station and is on the doorstep of the vibrant high street. Worcester Park is popular for many commuters, with excellent transport links connecting you to Waterloo in under 30 minutes. The area also benefits from several well-regarded schools and popular green spaces. The high street offers a wide range of well-known retail shops, independent retailers, bars, and restaurants, including Waitrose, Sainsburys, Pizza Express and Starbucks.

welcome to

## Brinkley Road, Worcester Park

- Semi-Detached Family Home
- Four Bedrooms
- Large West Facing Garden
- Recently Extended
- Under 0.5 Mile to Worcester Park Railway Station

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

**£675,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/WCP107257](https://barnardmarcus.co.uk/Property/WCP107257)



Property Ref:  
WCP107257 - 0007

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