







Kingsmead Avenue, , , KT4 8UT

- Big Plot - Big Opportunity - Exciting Potential
- Large Plot That Wraps Around The House
- Potential To Extend STPP
- Great Commuter Links
- Three Bedroom Semi Detached Home
- Garage
- NO CHAIN
- SuperbSchool Catchment Area

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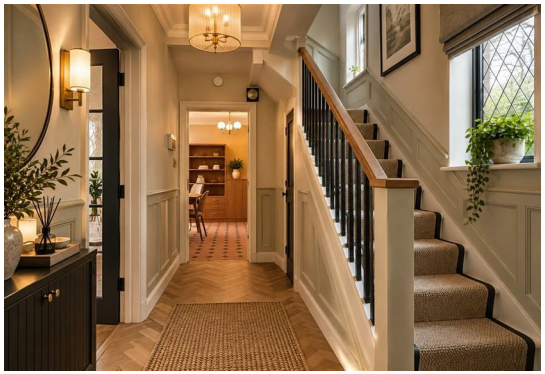
Offers In The Region Of £800,000

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DESCRIPTION

A Plot Full of Possibility – The Foundations of Something Exceptional
Some homes impress with what they are. This one excites with what it could become.
Occupying an exceptionally generous plot in a highly regarded residential road close to Worcester Park, this three-bedroom family home presents a rare opportunity to create something genuinely special. With a substantial frontage, approximately 70ft rear garden, detached garage and excellent space to the side and rear, there is enormous potential to extend, remodel and completely reimagine the property, subject of course to the usual planning consents.
The house itself has been a much-loved home for many years and now invites its next owner to bring fresh ideas. The existing ground floor provides an entrance hall, spacious rear living room, generous kitchen/breakfast/dining room, utility room and downstairs WC. Upstairs are two double bedrooms with fitted wardrobes, a good-sized third bedroom, family bathroom and separate WC.
But the real headline here is the plot.
There is scope to explore a substantial rear and side extension, creating the kind of spectacular open-plan kitchen, dining and family space that modern family life demands. The garden is large enough to remain impressive even after extending, while also offering exciting potential for a bespoke garden room, home office, gym, studio or entertaining space. Add landscaping, large areas of glazing and a little imagination and this could become a truly outstanding forever home.
The generous frontage provides ample off-street parking, with the detached garage adding further flexibility. Location completes the package. Worcester Park High Street and station are within easy reach, alongside Cheam Village, North Cheam and beautiful Nonsuch Park. Local schooling includes Cheam Common Infant and Junior Academies, Cheam High School and Nonsuch High School for Girls, with buyers advised to check current admissions and catchment criteria.
Some Picture are AI Staged







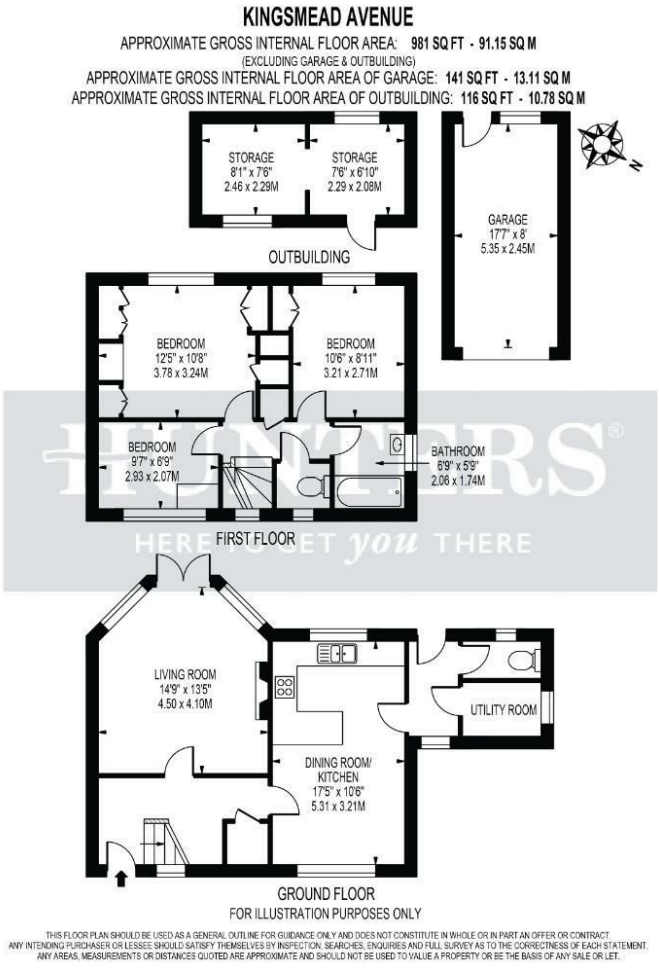





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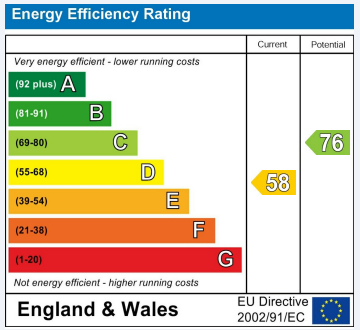






ENERGY PERFORMANCE CERTIFICATE

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.



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.

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.

The Property Ombudsman

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