



Church Road, Worcester Park

Worcester Park

Guide Price £1,000,000 - £1,100,000



Church Road

Worcester Park

- Substantial Four-Bedroom Semi-Detached Family Home
- Exceptionally Wide Plot with huge potential
- Significant Extension & Development Potential STPP
- Large Driveway Providing Extensive Off-Street Parking
- Two Garages
- Two Reception Rooms
- Family Bathroom & Additional WC
- Walking Distance to Malden Manor & Worcester Park Stations

“A Rare Opportunity Exceptionally Wide Plot with Huge Potential”

The key is not to advertise this mainly as a four-bedroom house. **The land is the story.** Buyers looking at ordinary four-bedroom semis may compare price per square foot; buyers who understand the width of this plot will see the longer-term value and development possibilities.

Kaybridge Residential are delighted to present this substantial four-bedroom semi-detached family home, occupying an exceptionally wide plot on Church Road and offering one of the more unusual opportunities to come to the market locally.



The existing accommodation is already generous, with a spacious reception room, separate dining room, extended kitchen, home office and ground-floor shower room. Upstairs are four bedrooms, including two particularly generous doubles, together with a family bathroom and additional WC.

Outside, the property benefits from a **substantial driveway providing extensive off-street parking, two garages and a generous mature rear garden**. The combination of the wide frontage, side space, parking and garden gives buyers considerable flexibility when considering how the property could evolve in the future.

For us, the real value of this home is its **long-term potential**. Properties offering this amount of land in such a convenient Worcester Park location rarely become available, making this an exciting opportunity for a family looking to create their dream home or a purchaser exploring the wider development possibilities of the site, subject to planning.

Ideally positioned within walking distance of both **Worcester Park and Malden Manor stations**, the property is also well placed for local schools, shops, amenities and transport connections.

A rare opportunity where the plot, location and potential are every bit as important as the house itself.

Council Tax band: F

Tenure: Freehold





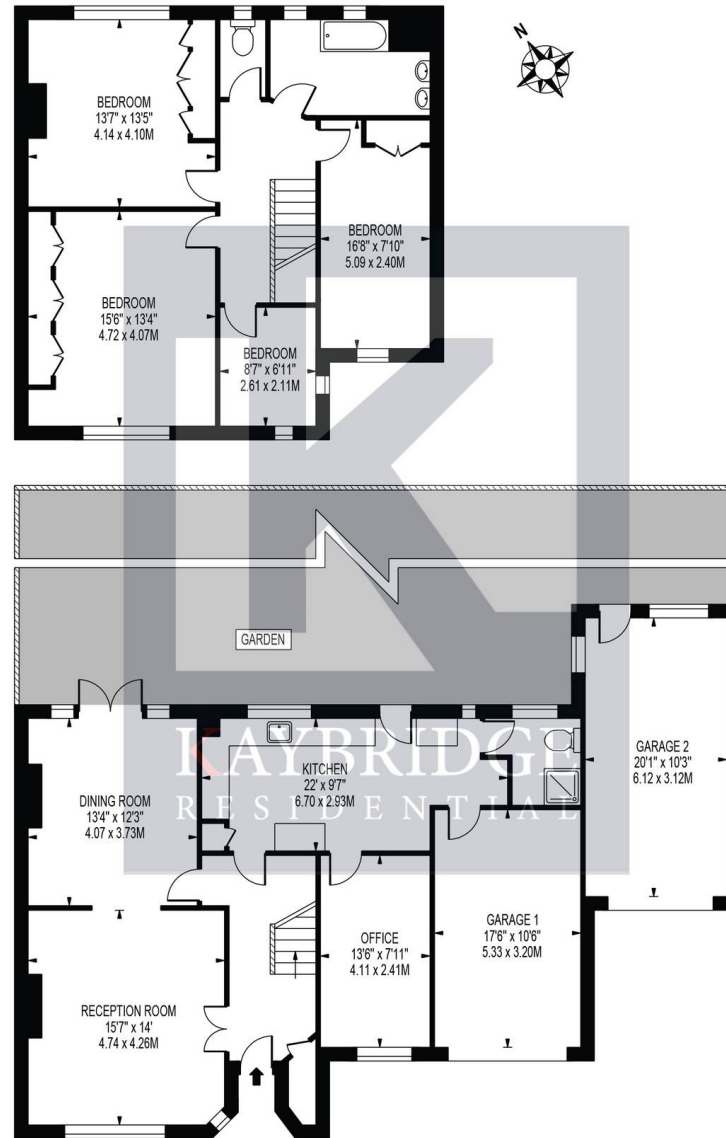
CHURCH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1821 SQ FT - 169.17 SQ M

(INCLUDING GARAGE 1 & EXCLUDING GARAGE 2)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 1: 184 SQ FT - 17.06 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 2: 205 SQ FT - 19.09 SQ M



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