



OAKS AVENUE  
WORCESTER PARK KT4 8XG

*£850,000 Freehold*



CHRISTOPHER ST. JAMES  
Established 1976

Residential / Commercial / Land & Development

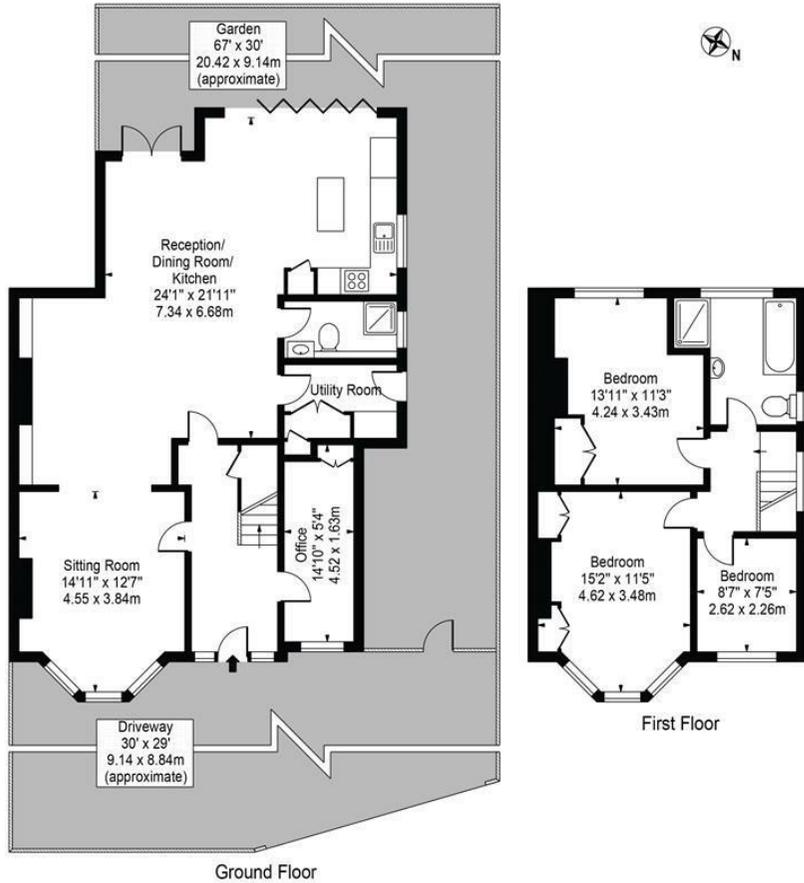
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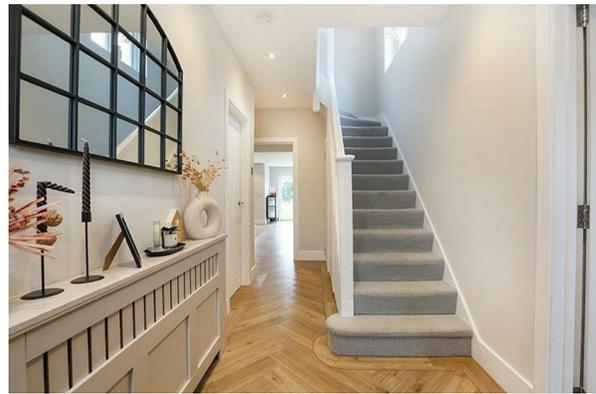
# Oaks Avenue, Worcester Park, KT4 8XG

Approx. Gross Internal Area 1507 Sq Ft - 140.00 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.



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## Description

Offered to the market is this beautifully presented family home, comprehensively refurbished by the current owners to a high, contemporary standard.

The accommodation comprises a welcoming entrance hall giving access to a home office and an impressive open-plan reception/kitchen/dining room, together with a separate sitting room, utility room and shower room on the ground floor. To the first floor there are three bedrooms and a modern family bathroom.

Outside, the property benefits from a block-paved driveway to the front, while to the rear there is a good-sized garden with paved patio / entertaining space and lawned area to the centre and kids play area behind.

EPC Rating: D

Council Tax: Sutton band F

## Location

Set on a quiet residential road in Worcester Park, this address is approximately 0.9 miles from Worcester Park rail station (Zone 4), which provides frequent South Western Railway services to London Waterloo in around 25–30 minutes. Local buses, including the 151, 213, S3 and SL7 Superloop, link conveniently to Sutton, Kingston and neighbouring centres, while the A240 and A24 give straightforward access to the A3 and M25.

The property is well placed for a range of Ofsted-rated “Good” schools, including Dorchester Primary School, Green Lane Primary and Nursery School, Cheam Common Infants’ Academy and Cheam Common Junior Academy at primary level. For older students, popular options in the wider area include Cheam High School, Glenthorne High School and the selective Nonsuch High School for Girls, all of which also hold “Good” Ofsted ratings.

Prospective purchasers are advised to check the latest admissions criteria and catchment boundaries directly with the schools and the relevant local authority.

## VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email [info@csj.eu.com](mailto:info@csj.eu.com)

## THE SMALL PRINT

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