

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

9, Fairford Gardens
Worcester Park
KT47BQ

A spacious four-bedroom semi-detached family home in the heart of Worcester Park, offering 1,779 sq. ft. of versatile living space. Featuring a bright bay-fronted sitting room, study, open-plan family/dining room with garden access, kitchen, and cloakroom.

Upstairs provides four bedrooms and a family bathroom. Externally, the property benefits from a carport, garage and private garden. Ideally located close to Worcester Park station, excellent schools, and local amenities.

£785,000



- 4 bed semi-detached family home
- Integral garage and car port
- Located in the heart of Worcester Park
- Over 1,700 sq.ft of accommodation
- Open plan kitchen, dining, living space
- *viewing by appointment only*





PROPERTY DESCRIPTION

This charming and well-proportioned semi-detached family home offers an impressive 1,779 sq. ft. of accommodation, blending generous living spaces. Complete with a garage, carport, and garden store, the property provides the flexibility and comfort that modern family life demands.

On the ground floor, to the front of the home, the elegant sitting room features a bright-bay fronted window, creating a bright yet cosy space for relaxing with family or entertaining guests. Across the hall, a separate study offers a quiet retreat for working from home or alternatively it could be used as a 5th bedroom there is a shower room conveniently placed opposite the study. At the heart of the home lies the versatile family room, which flows effortlessly into the dining room. Together, these spaces provide the perfect setting for families. The dining room enjoys a wonderful connection to the garden, with French doors opening onto the outside—ideal for al fresco dining and summer entertaining.

The kitchen, thoughtfully positioned with easy access to both the dining room and garden, with scope for a new owner to personalise to their taste. Completing the ground floor is a convenient cloakroom, tucked away off the hall.

Upstairs, the main bedroom once again enjoys the character of a bay window and provides ample wardrobe and storage space. Three further bedrooms ensure the home can accommodate a range of needs: two are generous doubles one featuring a basin, perfect for children or guests, while the fourth offers flexibility as a nursery, study, or dressing room. A well-appointed family bathroom serves the upper floor.









PROPERTY DESCRIPTION

Externally, the home is equally well provided for. A carport offers sheltered parking, while the garage and adjoining garden store provide excellent storage for tools, bikes, and outdoor equipment. The garden itself is a private and has a patioed area ideal for summer dining.

This property truly combines comfort, space, and versatility, making it an ideal choice for families looking for a long-term home in a welcoming and well-connected area.

Perfectly placed between Surrey and southwest London, Worcester Park combines suburban calm with city convenience. The bustling Central Road high street offers a mix of supermarkets, cafés, restaurants, and independent shops, while excellent transport links—including a Zone 4 mainline station—provide direct trains to London Waterloo in around 30 minutes. The nearby A3 and M25 ensure effortless travel by car.

Families are well catered for, with a wide choice of nurseries, primary and secondary schools—many rated Good or Outstanding by Ofsted. Green spaces such as Manor Park, Cuddington Recreation Ground, and riverside walks along the Hogsmill provide plenty of opportunities to relax outdoors.

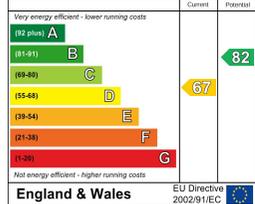
With its strong community feel, great amenities, and superb connectivity, Worcester Park is the ideal location for those seeking a home that balances lifestyle and convenience.

To arrange a viewing or for further information please contact Martin Buhagiar or one of the sales team on 01737817718





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1779 sq.ft. (165.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2025

9, Fairford Gardens

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
 EPC RATING: D
 COUNCIL: Epsom & Ewell
 TAX BAND: F

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT