



Winkworth



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THE AVENUE, WORCESTER PARK, SURREY, KT4

£1,450,000 FREEHOLD

AN ABSOLUTELY STUNNING DETACHED PROPERTY FULL OF CHARACTER AND CHARM PROVIDING OPEN-PLAN LIVING SPACE, FOUR DOUBLE BEDROOMS AND THREE BATHROOMS



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AT A GLANCE

- 4 Double Bedrooms
- Spacious Reception Hall
- Living Room
- Open Plan Kitchen/Breakfast Room
- Dining/Family Room
- Study
- Cloakroom/WC
- Family Bathroom
- Two-Ensuite
- Garden approx. 100ft
- Council Tax Band E
- EPC Rating B

DESCRIPTION

This absolutely stunning detached property is full of character and charm and is simply one of a kind. Having retained the original entrance to what was a substantial detached bungalow, the remainder of the house was newly built in 2020 and as such the property has managed to blend modern convenience with an historic period aesthetic.

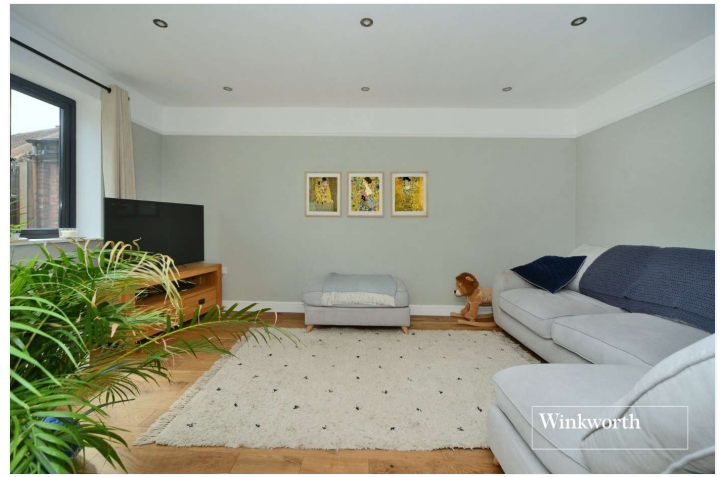
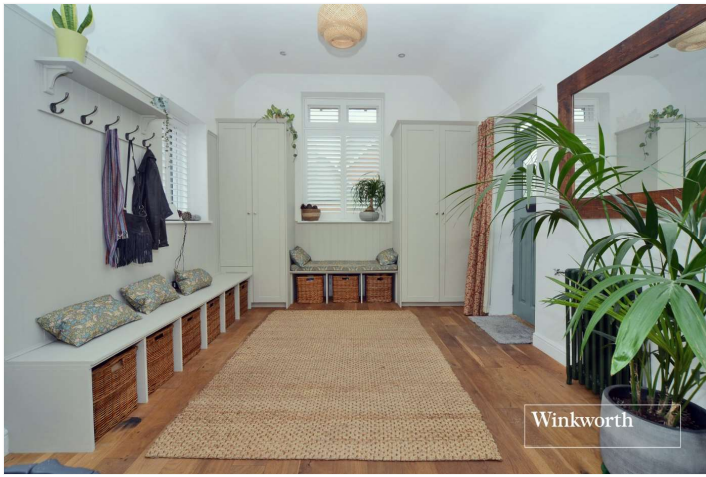
As you enter the property a feature of note is the attractive staircase leading to a balcony landing overlooking the expansive reception hall. The property continues with a wonderfully open-plan living area comprising kitchen, breakfast room, dining area and family room with bi-folding doors to a large, decked area. There is a further reception room overlooking the rear garden and a good-sized study. The ground floor is completed by a cloakroom/WC and utility area.

On the first floor, the principal bedroom includes a dressing room and luxury en-suite shower room, whilst the other three bedrooms are all well-proportioned doubles with the second bedroom also benefitting from an en-suite shower room. The family bathroom is as expected and provides a luxurious ambience with its free-standing bath and high-end fittings. A particular attribute is the large loft area offering potential for extension subject to the usual consents.

Externally, the Southerly aspect rear garden extends to approximately 100ft, includes a private courtyard area and a large summer house. The composite decked area set just off the back of the house is the ideal space for relaxing, outside dining and gatherings.

The local area is perfect for families seeking well-regarded education such as Cuddington Primary and Richard Challenor. Commuters are well served by the nearby Worcester Park Zone 4 train station to London Waterloo plus Malden Manor and Tolworth stations. Nearby amenities include The River Club, Shadbolt Park and Playground and Worcester Park high street with its extensive range of shops, bars, and restaurants.

In summary, the property offers four double bedrooms, three bathrooms, open-plan living space plus further receptions alongside a convenient location ideal for those larger families or those who are simply looking for contemporary spacious accommodation.



ACCOMMODATION

Reception Hall - 25'8" x 10'9" max (7.82m x 3.28m max)

Living Room - 16' x 10'6" max (4.88m x 3.2m max)

Dining/Family Room - 26'5" x 15'11" max (8.05m x 4.85m max)

Kitchen/Breakfast Room - 16'6" x 11'7" max (5.03m x 3.53m max)

Study - 11'3" x 10'7" max (3.43m x 3.23m max)

Cloakroom/WC

Utility Area

Bedroom - 16'2" x 11'9" max (4.93m x 3.58m max)

Dressing Room

En-Suite Shower/WC - 7'1" x 6'1" max (2.16m x 1.85m max)

Bedroom - 11'11" x 11'6" max (3.63m x 3.5m max)

En-Suite Shower/WC

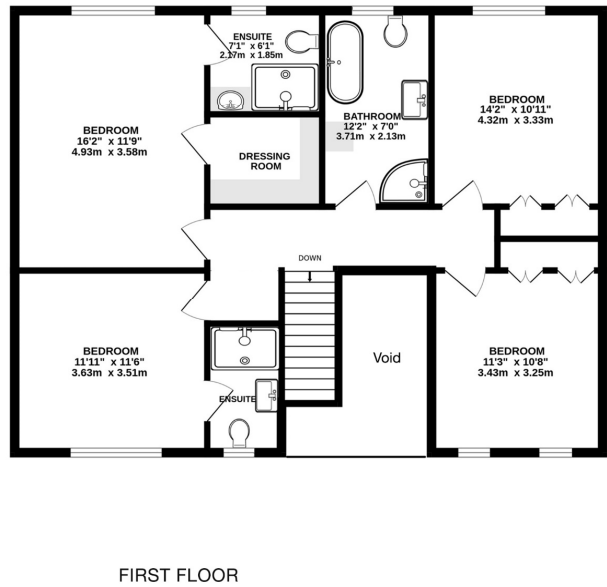
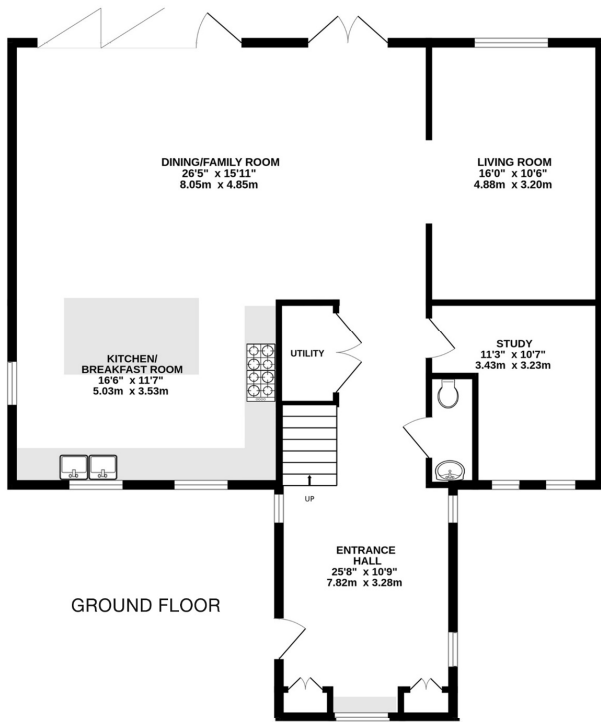
Bedroom - 14'2" x 10'11" max (4.32m x 3.33m max)

Bedroom - 11'3" x 10'8" max (3.43m x 3.25m max)

Bathroom - 12'2" x 7' max (3.7m x 2.13m max)

Garden - Approx. 100ft

Off Street Parking



The Avenue, Worcester Park KT4 7HJ

INTERNAL FLOOR AREA (APPROX.) 2260 sq ft/ 210 sq m

Garden extends to 100' (30.48m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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