



OAKS AVENUE, WORCESTER PARK, KT4

£700,000 FREEHOLD

A BEAUTIFULLY PRESENTED AND EXTENDED SEMI-DETACHED FAMILY HOME FEATURING AN 82FT APPROX. SOUTHERLY ASPECT REAR GARDEN LOCATED IN A HIGHLY SOUGHT AFTER ROAD

Winkworth

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See things differently



AT A GLANCE

- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Bathroom with Separate WC
- Downstairs WC
- Garden approx. 82ft
- Garage
- Off Street Parking
- Sought After Location
- Council Tax Band F
- EPC Rating D

DESCRIPTION

A beautifully presented and extended, three-bedroom semi-detached family home situated in a highly sought after road, featuring a stunning South Westerly aspect rear garden and spacious room sizes throughout.

The property is situated close to Worcester Park high street with its variety of shops, restaurants and transport links including Worcester Park train station that provides fast and frequent services to Central London and several bus routes to surrounding areas,

Families will benefit from well-regarded education facilities such as Cheam Common Infant's and Junior Academy's, Nonsuch Primary School and Cheam High School and lots of amenities including Cheam Leisure centre, Nonsuch Park and Cuddington Recreation Ground.

The accommodation comprises a storm porch, large entrance hall, downstairs WC, a front aspect living room with double doors into the dining room, a modern fitted kitchen/breakfast room, three double bedrooms and the family bathroom.

Externally, the well-maintained rear garden extends to approximately 82ft, is high fence enclosed and includes mature trees and shrubs and a large patio area ideal for outside dining and socialising.



ACCOMMODATION

Entrance Hall

Living Room - 15' x 12'7" max (4.57m x 3.84m max)

Dining Room - 15' x 12'7" max (4.57m x 3.84m max)

Kitchen/Breakfast Room - 16' x 12'4" max (4.88m x 3.76m max)

Downstairs WC

Bedroom - 15' x 11'4" max (4.57m x 3.45m max)

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Bedroom - 10' x 7'1" max (3.05m x 2.16m max)

Bathroom - 7'4" x 5'9" max (2.24m x 1.75m max)

Separate WC

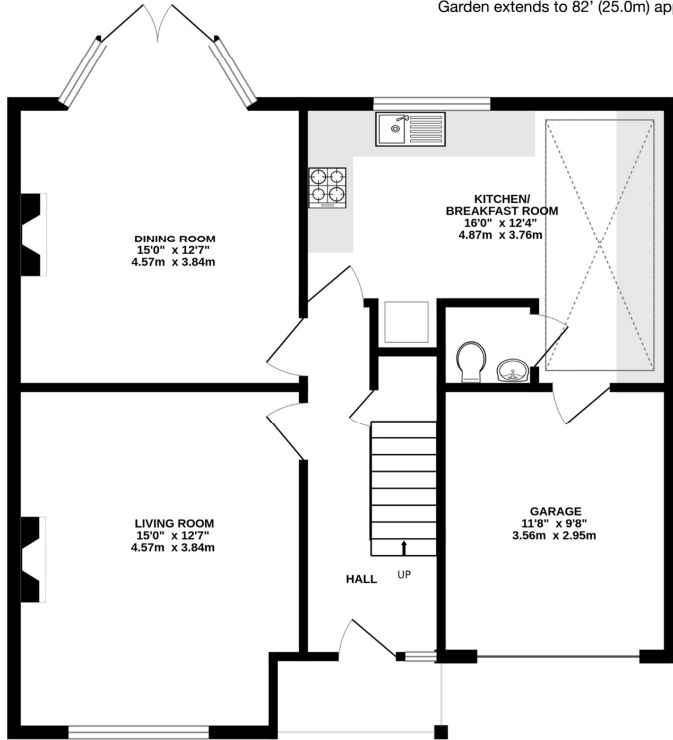
Garden - Approx. 82ft

Garage - 11'8" x 9'8" max (3.56m x 2.95m max)

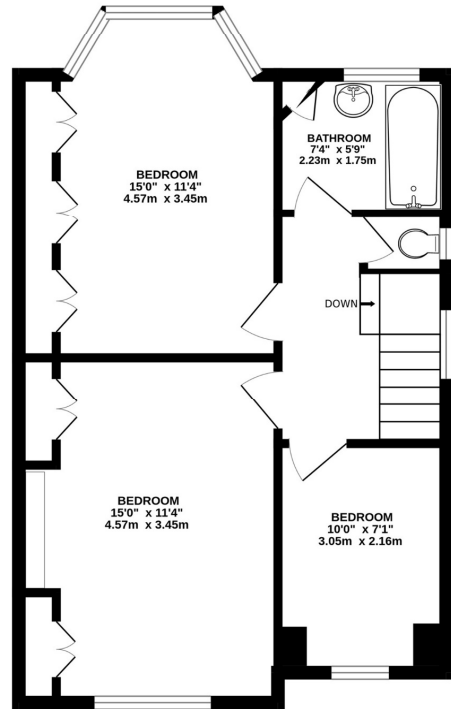
Off Street Parking

Oaks Avenue, Worcester Park KT4 8XG
INTERNAL FLOOR AREA (APPROX.) 1280 sq ft/ 119.0 sq m

Garden extends to 82' (25.0m) approx.



GROUND FLOOR



FIRST FLOOR

Winkworth

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.

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
(69-80)	C		
(55-68)	D	65	
(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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