



## Orchard Court, Worcester Park, Surrey KT4 7LD £325,000 Leasehold

A charming and extremely rare, detached lodge/bungalow, forming part of the highly sought after Orchard Court gated mansion block development, located adjacent to The Avenue, the area's premier residential road. Worcester Park town centre and mainline station (Waterloo) are moments away. Large living room, 20' kitchen/breakfast room, double bedroom with large walk in cupboard, bathroom and separate W.C. Private patio garden and reserved parking space. The house also enjoys use of the superb communal gardens of Orchard Court. No ongoing chain. Exclusive to Browns Residential. E.P.C. Rating D.

**EXTERIOR: ALTERNATIVE VIEW:**



**ENTRANCE HALL:**

**LIVING ROOM:**

12'10 x 11'10 (3.91m x 3.61m)



**KITCHEN/BREAKFAST ROOM:**

19'9 x 7'11 (6.02m x 2.41m)



**KITCHEN AREA:**



**BEDROOM:**

11'10 x 9'10 (3.61m x 3.00m)

Large walk in cupboard.



**BATHROOM:**  
6'11 x 6'11 (2.11m x 2.11m)



**SEPARATE W.C:**



**PRIVATE REAR PATIO GARDEN:**



**GARDEN: ALTERNATIVE VIEW:**



**ALTERNATIVE VIEW:**



**REAR ELEVATION:**



**ORCHARD COURT COMMUNAL GARDENS:**



**RESERVED PARKING SPACE:**

**LEASE:**

999 years from 1st October 1996

**SERVICE CHARGE:**

N/A.

**GROUND RENT:**

T.B.C.

**PLEASE NOTE:**

We are advised by our client that the tenure is Leasehold. Any interested party must obtain confirmation of these facts from their Solicitor. The systems and appliances have not been tested by the agent. Please note that our room sizes are quoted in imperial and metric.

**VIEWINGS:**

Viewings strictly through:- BROWNS RESIDENTIAL 020 8330 7557.

**ON THE INTERNET:**

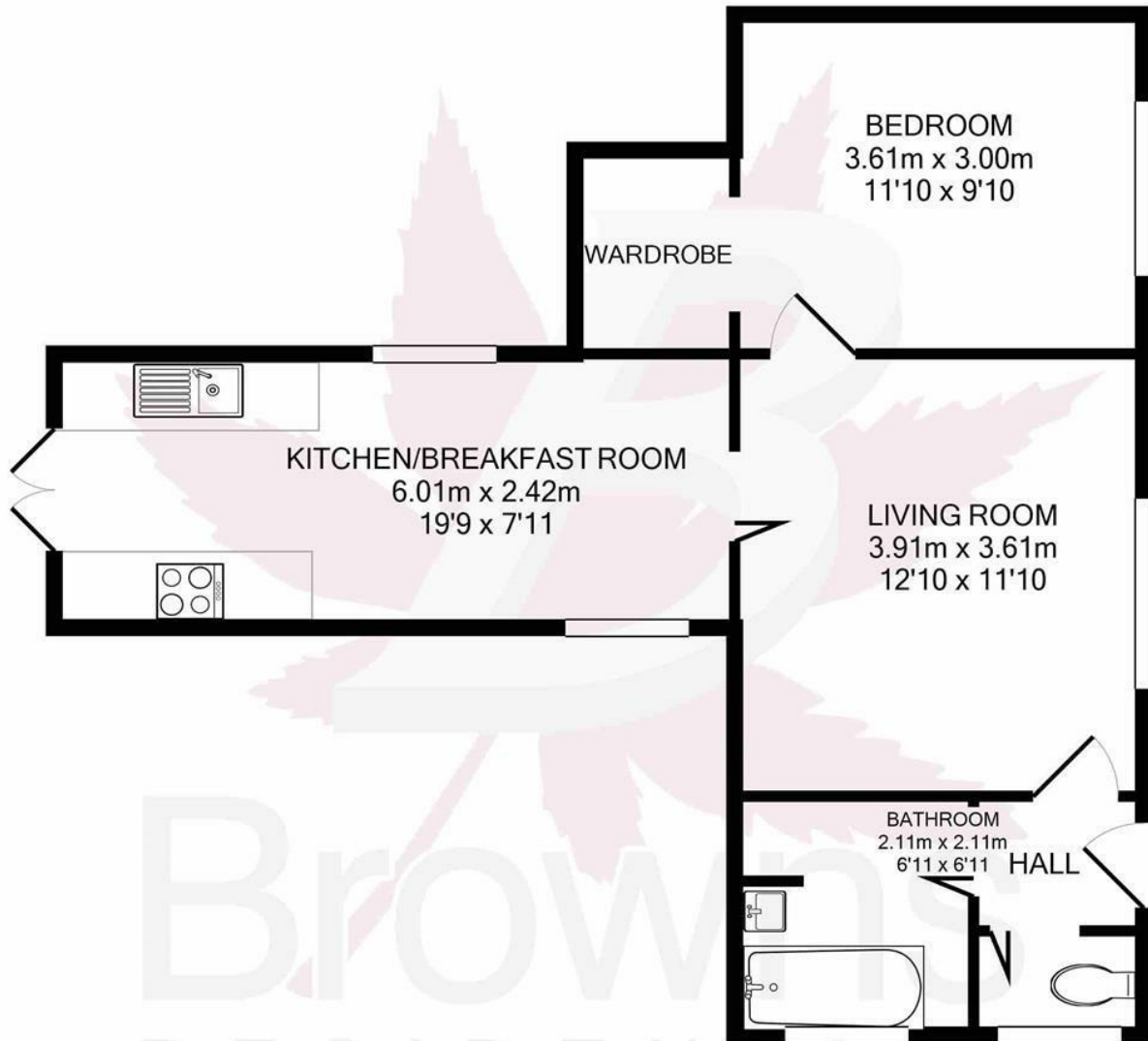
For complete property details please visit our web site [www.brownsresidential.co.uk](http://www.brownsresidential.co.uk) which is updated constantly.

**THINKING OF SELLING?:**

To get the Browns team working for you simply ask for a free valuation and we'll do the rest. Call 020 8330 7557.

**MORTGAGE ADVICE:**

Bentley Holmes Mortgage & Wealth Management was established by Grant Holmes in 2005. Grant has worked in Financial Services for over 20 years and specialises in the mortgage market. Grant and his team provide a service that is whole of market and has access to all lenders from both the High Street to the Private Banks. The range of services include first time buyers, home movers, remortgaging, bridging finance, buy to let and let to buy mortgages. Bentley Holmes will provide you with an advice and recommendation service, through assessing your needs ensuring you have the most suitable mortgage for your circumstances. All initial consultations are free, so you are welcome to check if you already have the best deal in place or see if there is something better. Browns Residential may receive a referral fee from Bentley Holmes for recommending their services to sellers, buyers, or other parties. The amount of the referral fee may differ from case to case. Browns Residential will notify all relevant parties once it has been made aware of the exact amount of fee payable.



Browns  
RESIDENTIAL

Total Approx. Floor Area 49.6 Sq.M. (534 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			76
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	