



Tudor Avenue, Worcester Park

The **PERSONAL** Agent

# Offers In Excess Of £900,000 Freehold

- Stunning Detached Chalet Style Residence
- Ample Frontage With Driveway and Attached Garage
- Entrance Hall and D/S Cloakroom
- Dining/Family Room and Separate Lounge
- Open Plan Kitchen With Island and Utility Room
- Master Bedroom With Ensuite
- Four Further Double Bedrooms
- Spacious Landing and Family Bathroom
- Landscaped Rear Garden With Detached Garden Room
- Prestigious Road Close To Nonsuch Park and Good Schools

An impressive five bedroom detached character residence offering beautifully appointed and versatile living accommodation throughout, with an ample driveway and well established level rear garden located in one of the finest roads in Worcester Park and close to the Historic Nonsuch Park.

A rare opportunity to secure a fine home in one of the most coveted roads in Worcester Park and the property itself enjoys an incredibly well-balanced layout, that is flexible and perfect for several different buyer types with a great deal of further scope to extend if desired. When you couple the generous room sizes it provides, with its optimally sized plot and secluded rear garden, finding a more impressive home on the doorstep of Nonsuch Park, will be a very difficult task indeed.

The attention to detail and wonderful presentation of this property is immediately evident from the moment you pull onto the large driveway. Benefitting from 2077 sq ft of total space, the property provides the perfect layout for entertaining, social occasions and most importantly day to day living without any compromises.



At the heart of the property is the impressive living space consisting of an open plan kitchen/dining/family room with doors to rear garden that is perfect for entertaining and spending time with the family with a matching central island and a handy utility room, as well as useful home office/study. To the front is separate reception room with large bay window with bespoke wooden shutter. This room can also be used as a bedroom if required. Opposite is a generous master bedroom with ensuite shower room and this completes the ground floor.

Upstairs the remaining four bedrooms are all generous sized doubles being served by a modern family bathroom all accessed off a bright and spacious landing.

Outside the property also shines and benefits from a well-maintained frontage with an attractive brick block driveway, creating the ultimate first impression. In addition there is a useful detached garden room/home office or a den for the kids to enjoy, as well as a rear garden which is wonderfully private and perfect for young families and keen gardeners.

Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport. There are a good choice of local schools for all ages including Cheam Common Infants and Juniors, Nonsuch Primary and High School for Girls and Sutton Grammar to name a few.

The property is within walking distance of both Stoneleigh and Worcester Park mainline rail stations with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports, making this property ideal for a commuter too.

Tenure - Freehold  
Council Tax: Currently Band 'E'

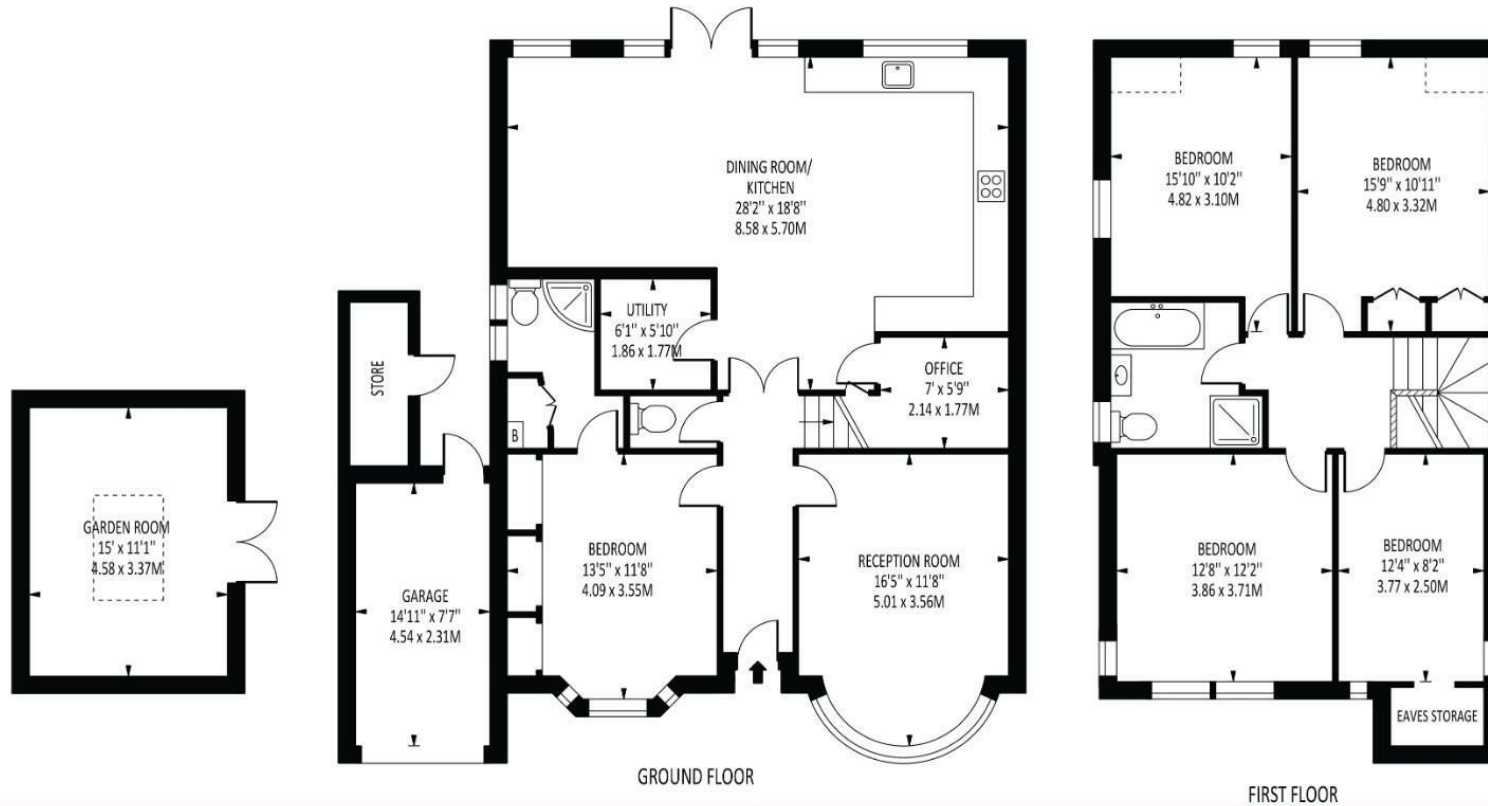




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## Tudor Avenue

Total Area: 2077 SQ FT • 192.96 SQ M  
(Including Eaves Storage, Restricted Height Area, Garage, Garden House & Store)  
Eaves Storage & Restricted Height Area : 34 SQ FT • 3.14 SQ M  
Garage Area : 113 SQ FT • 10.49 SQ M  
Garden House Area : 166 SQ FT • 15.43 SQ M  
Store Area : 30 SQ FT • 2.80 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>73</b>	<b>84</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 energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

