



Oaks Avenue, Worcester Park

The **PERSONAL** Agent

# Guide Price £1,100,000

## Freehold

- Prestigious road in Worcester Park
- Stunning open-plan kitchen/family space
- Full width bi fold doors to landscaped garden
- Elegant second reception room
- Six versatile bedrooms with bespoke wardrobes
- Luxurious bathrooms with modern finishes
- Utility room + internal garage access
- Ideal for families, home working and entertaining
- Close to excellent schools and transport
- Well established and secluded rear garden



Set on one of Worcester Park's most sought after tree lined avenues, this outstanding six bedroom semi detached home offers beautifully arranged accommodation across three impressive floors. From the moment you step inside, the sense of space, light and refined design is unmistakable. Every room has been thoughtfully curated, every finish carefully chosen, creating a home that feels both luxurious and effortlessly liveable.

The ground floor is anchored by a remarkable 29'6" x 25'3" open plan kitchen, dining and family space, complete with underfloor heating, a dramatic, architectural environment where exposed beams, premium materials and full width bi fold glass doors come together to create a seamless connection between indoors and out. Flooded with natural light and designed for modern family life, it is a space equally suited to relaxed evenings, lively gatherings and everything in between. The contemporary kitchen features a large central island, sleek cabinetry and warm textural accents, while the adjoining living zones offer flexibility and flow.

A second reception room provides a calm, elegant retreat, perfect as a formal lounge, media room or quiet sanctuary away from the main living space. A separate utility room and internal access to the garage/storage area add practicality without compromising the home's refined aesthetic.

The first floor hosts five beautifully proportioned bedrooms, each with its own character and charm. The presentation throughout is immaculate, with a calm, contemporary palette that enhances the sense of comfort and tranquillity. Whether used as family bedrooms, guest rooms or dedicated workspaces, the versatility of this level is a key strength of the home.

The top floor offers a private retreat ideal for older children, guests or those seeking a dedicated workspace. This spacious room is complemented by a modern en-suite shower room and provides superb flexibility for multi generational living or evolving family needs.

The bathrooms throughout the home are finished to an exceptional standard, combining contemporary tiling, sleek fixtures and spa-like detailing to create calm, restorative spaces. Every element has been chosen with care, resulting in a cohesive, high quality finish across all floors.

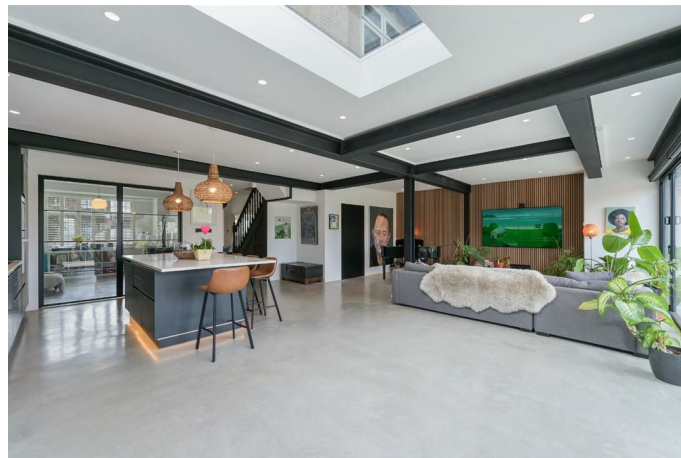
Outside, the landscaped rear garden offers a private oasis, a beautifully maintained lawn framed by mature planting, a generous stone patio and a peaceful backdrop that invites relaxation. The full width sliding doors from the main living area create a wonderful indoor, outdoor lifestyle, perfect for summer entertaining, children's play or simply unwinding at the end of the day.

With its generous proportions, exceptional design and enviable position on one of Worcester Park's premier roads, this is a home that truly stands out. A rare opportunity to secure a property that delivers space, style and lifestyle in equal measure, ready to move into, ready to enjoy, and ready to make your own.

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 'F'



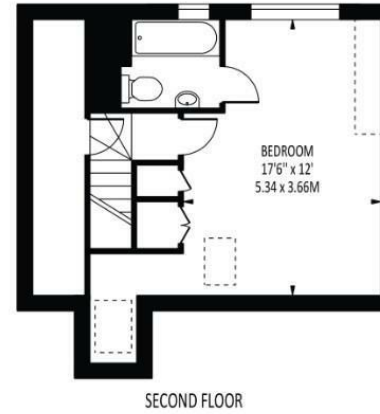
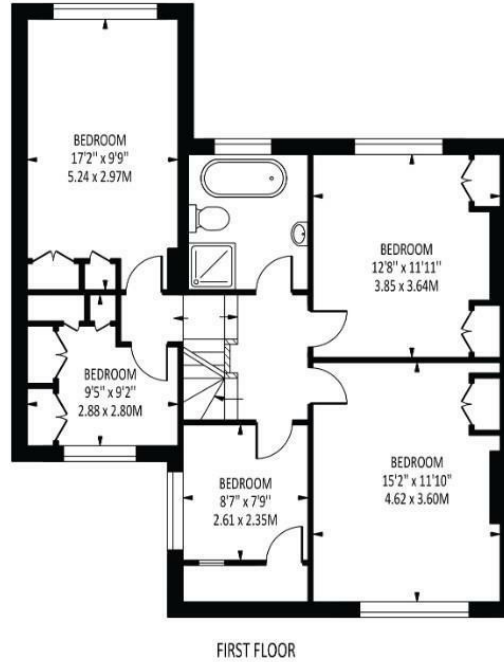


The **PERSONAL** Agent



## Oaks Avenue

Total Area: 2470 SQ FT • 229.46 SQ M  
 (Including Restricted Height Area, Garage/ Storage)  
 Restricted Height Area : 12 SQ FT • 1.10 SQ M  
 Garage/ Storage Area : 108 SQ FT • 10.04 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

### EPSOM OFFICE

2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

### BANSTEAD OFFICE

141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333 699

### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01737 814 900

### LETTINGS & MANAGEMENT

157 High Street  
 Epsom, Surrey, KT19 8EW  
 01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
 Registered in England No. 4398817.



The  
**PERSONAL**  
 Agent

**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.

