



Tudor Avenue, Worcester Park

The **PERSONAL** Agent



# Guide Price £850,000

## Freehold

- Attractive chalet style semi detached house
- Driveway and detached garage
- Spacious entrance hall and d/s shower room
- Lounge and Separate Dining Room
- Study/Bedroom Five
- Kitchen with separate utility room
- Four Double Bedrooms
- Spacious family bathroom
- Level well established rear garden
- Highly sought after road close to Nonsuch Park.

This attractive four/five bedroom chalet style semi detached family home offers an impressive 1972 sq ft of well appointed accommodation and is located in one of the finest roads in Worcester Park. The home benefits from an ample driveway, detached garage and a well established level rear garden and offers further scope for extension to the rear and into the loft subject to planning permission.

Homes in this desirable area are highly coveted due to their aesthetically pleasing appearance and superb extension potential allowing the next custodian to create the home of their dreams. There is plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments that are visually impressive and contribute to the upmarket feel of the area.

Located in an enviable position and a short walk to Stoneleigh Broadway and railway station, this attractive 1930's home is designed and built in the popular 'chalet style' synonymous with the area.



As you enter the home you are greeted by a spacious entrance hall and there are three independent reception rooms; a living room with bay window to front with fitted shutters, a study/home office which can also be used as a fifth bedroom and a family/dining room opening to a modern fully fitted kitchen, providing a choice of social spaces for the whole family to enjoy. A handy downstairs shower room and a separate utility room completes the ground floor.

Upstairs there are four generously sized double bedrooms complemented by modern family bathroom with a matching three piece suite perfect for the family living.

Outside the rear garden has been well maintained and features a large paved terrace seating area which leads to a level lawn and greenhouse. The detached garage is equipped with power and lighting and is accessed by secure double gates via the front driveway.

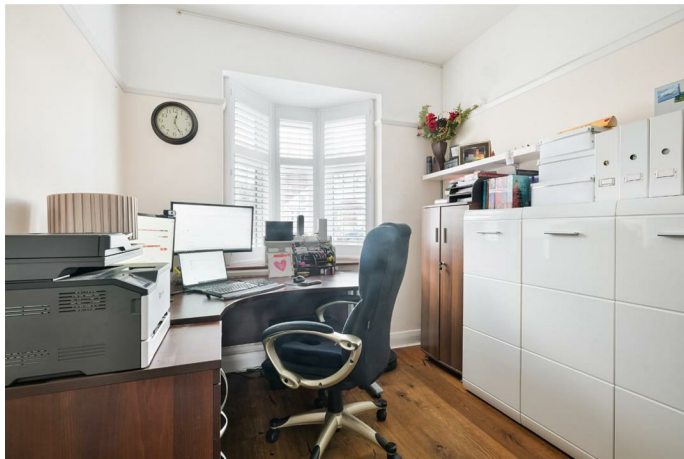
Worcester Park offers a larger choice of amenities including a

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'









The **PERSONAL** Agent

## Tudor Avenue

Total Area: 1792 SQ FT • 166.48 SQ M  
(Including Garage)  
Garage Area : 207 SQ FT • 19.20 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>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		
	<b>72</b>	
England & Wales		EU Directive 2002/91/EC

**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 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

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



**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.



