



Woodlands Avenue, Worcester Park

The **PERSONAL** Agent

Guide Price £900,000

Freehold

- Substantial family home over over 2,000 sq ft
- Bay fronted dining/family room
- Spacious through lounge with garden access
- Kitchen with adjoining breakfast room.
- Separate utility room and downstairs W.C
- Five generous bedrooms
- Family bathroom
- Ample off street parking and integral garage
- Well established and secluded rear garden
- Sought after area close to local schools and transport links

This substantial bay fronted semi detached family home offers over 2,000 sq ft of well balanced accommodation, thoughtfully extended and arranged across three floors, making it ideal for modern family living.

This attractive residence has been thoughtfully extended and modernised over the years to create a spacious and versatile living environment, perfectly suited for modern family life.

The home sits on a well established, level plot and benefits from ample off street parking, along with an integral garage.

The location is exceptional, combining convenience for commuters with excellent local amenities, reputable schools, shops, and transport links all within easy reach.

Homes of this quality and location rarely remain on the market for long, early viewing is highly recommended to fully appreciate everything this impressive property has to offer.

Step inside and the sense of space is immediate. The front reception room, with its classic bay window, provides an ideal setting whether that's a relaxed evening, a family room, or a cosy retreat away from the main living areas.



To the rear, the house opens up beautifully into a stunning through lounge that effortlessly becomes the heart of the home. Generous in scale and flooded with natural light, this is where everyday living and entertaining come together for sociable gatherings with friends. The adjoining kitchen and separate utility room keep everything practical yet perfectly connected, creating a seamless flow for modern living.

Upstairs, the first floor offers four well balanced bedrooms, giving flexibility for growing families, guest accommodation or dedicated work from home space. Each room feels thoughtfully arranged, ensuring both comfort and privacy.

The top floor is a real highlight, a substantial loft room or guest bedroom that feels tucked away from the rest of the house. With its generous proportions and useful eaves storage, it provides a calm and private sanctuary to unwind at the end of the day.

Outside, the property continues to deliver. Ample off road parking and an integral garage make daily life easy, while the setting itself, a quiet, established road offers a true sense of neighbourhood and community. The rear garden is sunny and secluded with large paved terrace seating area.

Location here is everything. With highly regarded schools just a short walk

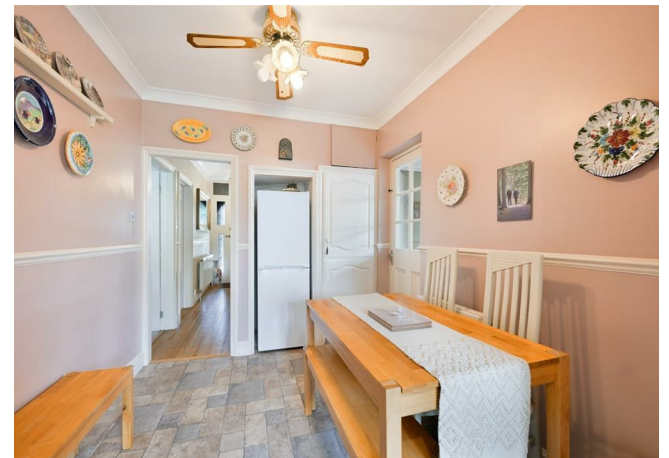
away, along with Worcester Park High Street and the station offering swift access into Central London, this is a home that balances family life and commuting with ease.

This is more than just a house, it's a home designed to grow with you, perfectly placed for the lifestyle you want to lead.

Worcester Park is located on the borders of Surrey & South West London. Located just 10 miles from Central London, Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Gatwick & Heathrow Airports. Local bus services will get you to Morden's Northern Line Station in approx. 15 minutes.

Worcester Park's attractive & bustling High Street with a number of shops and a great selection of restaurants and pubs alike. Young families are attracted to Worcester Park's plethora of high performing schools and no less than seven parks including the vast and picturesque Nonsuch Park, formally the site of Henry VIII's Nonsuch Palace.

Tenure - Freehold
Council tax band - E



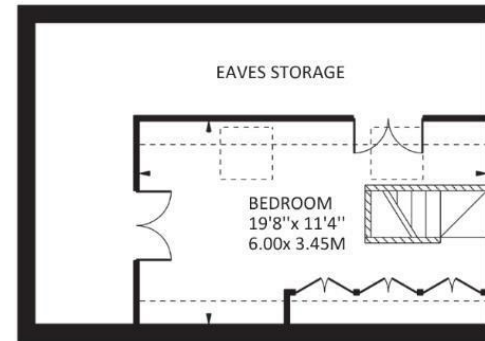
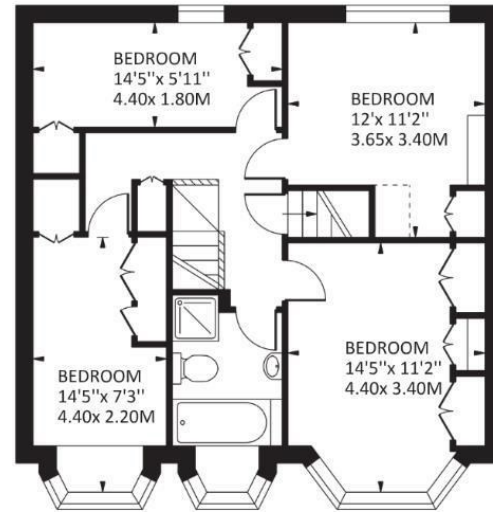
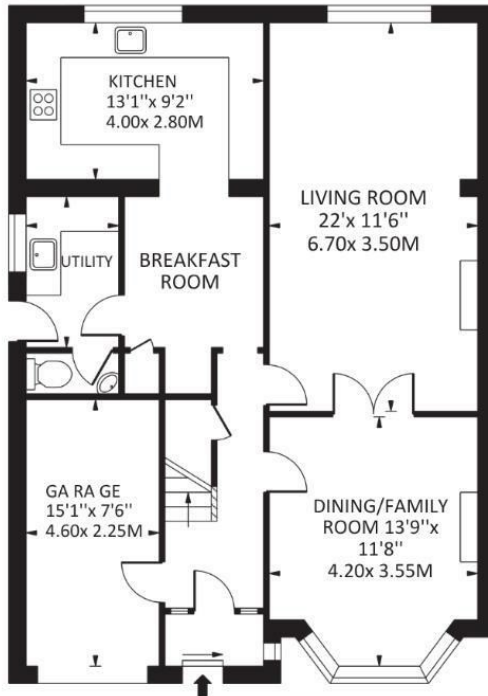


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Woodlands Avenue

Total Area: 2005 SQ FT • 186.24 SQ M
(Including Eaves Storage, Restricted Height Area & Garage)
Garage Area : 111 SQ FT • 10.35 SQ M
Eaves Storage & Restricted Height Area : 262 SQ FT • 24.36 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	71
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 & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01372 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.



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