

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 features a classic bay window, while to the rear, a stunning through lounge provides a generous and naturally light space for everyday living and entertaining. The adjoining kitchen and separate utility room create a practical and well-connected layout.

Upstairs, the first floor offers four well-proportioned bedrooms, providing flexibility for family living, guests or working from home. The top floor is a real highlight, with a substantial loft room or guest bedroom and useful eaves storage, creating a private additional space.

Outside, the property benefits from ample off-road parking, an integral garage and a sunny, secluded rear garden with a large paved terrace. Set on a quiet, established road, the home is also ideally located for highly regarded schools, Worcester Park High Street and the station, offering swift access to Central London.

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
















LOVE

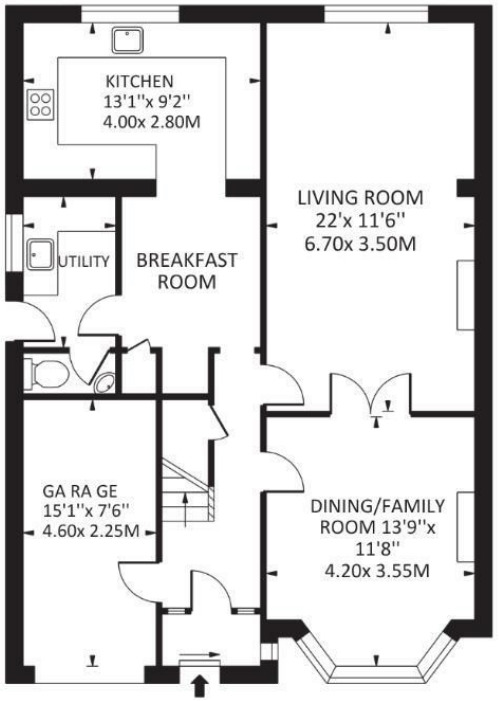


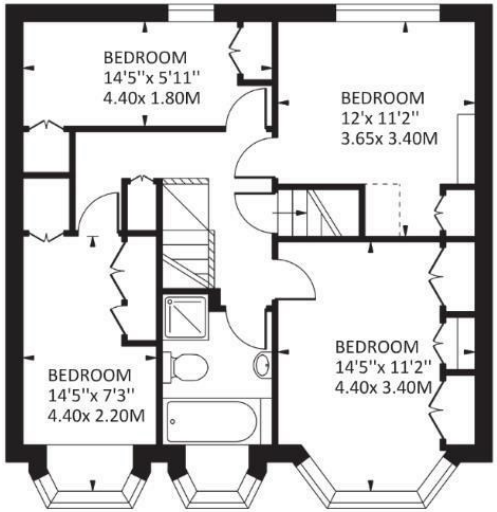


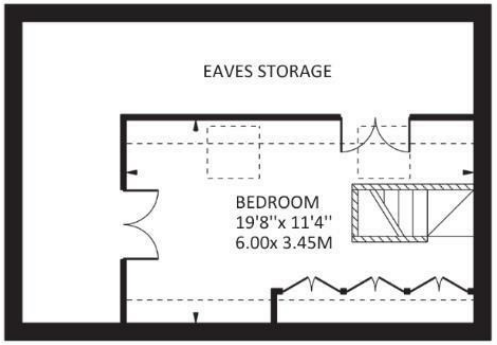
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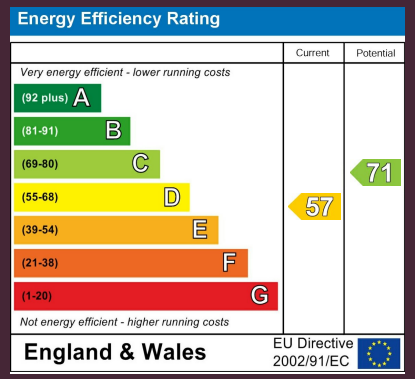
Woodlands Avenue

TotalArea: 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 inpspection, 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.

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