



Kinross Avenue, Worcester Park

The **PERSONAL** Agent

Offers Over £875,000

Freehold

- Exceptional Five Bedroom Family Home
- Spacious Entrance Hall and Downstairs Utility
- Separate Living Room With Bay Window
- Stunning Kitchen/Dining/Family Room With Bifold Doors and Lantern Windows
- 17ft Ground Floor Study/Bedroom With Adjoining Shower room
- Three First Floor Bedroom and Family Bathroom
- Impressive Master Bedroom With Juliet Balcony
- Modern Ensuite Shower Room
- Driveway and Level Westerly Facing Rear Garden
- Highly Sought After Location Close To Worcester Park

The Personal Agent are delighted to market this exceptional Five bedroom family home offering over 2000 sq ft of modern and stylish living space and boasting a well established and secluded level rear garden. NO ONWARD CHAIN

The property itself has been tastefully and stylishly extended and updated by our client and enjoys an incredibly well balanced layout that is perfect for the growing family. When you couple the generous space it provides with the numerous stand out features, finding a more impressive home will be a very difficult task indeed.

The property is within the catchment of many fantastic local primary and secondary schools and located within a short walk from Worcester Park town centre and the railway station with its regular services to Waterloo and London Bridge.

As soon as you step inside the wonderful feel of this house is immediately evident with accommodation that flows perfectly and makes the most of the natural light.



At the heart of the property is an impressive kitchen/dining/family room with maximum measurement of 28 x 26ft that has three lantern skylights over the kitchen and dining area and is a perfect space for entertaining, social occasions and day to day family life. Bifolds lead out onto the decking and beyond to the Westerly facing garden.

There is a bay fronted living room to the front with a feature fireplace and large bay window and the ground floor is completed by a useful study/bedroom with shower room next door perfect for elderly parents, teenagers or visiting guests. Off the kitchen a handy utility room provides a practical element to this stylish family home .

From the generous entrance hallway a staircase leads to the first floor landing where the spacious accommodation continues. There are three bedrooms all serviced by a spacious modern family bathroom. The second floor has an 18ft principal bedroom with juliet balcony which overlooks the rear garden and a ensuite shower room providing a peaceful retreat for rejuvenation.

Outside the property benefits from a well maintained frontage that provides off street parking for multiple cars. To the rear there is a secluded garden with outhouses which is wonderfully private and measures 91ft.

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.

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 band - E





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Total Area: 2079 SQ FT • 193.15 SQ M
(Including Eaves Storage)
Eaves Storage Area : 65 SQ FT • 6.05 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		
	64	76
England & Wales		
EU Directive 2002/91/EC		

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The
PERSONAL
Agent

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