



Browning Avenue, Worcester Park

The **PERSONAL** Agent

Offers Over £575,000

Freehold

- Immaculately Presented Terrace House
- Entrance Hall
- Downstairs Cloakroom
- Bright and Spacious Sitting Room
- Separate Dining area
- Modern Fully Fitted Kitchen
- Three Bedrooms
- Modern Family Bathroom
- Landscaped Rear Garden
- Private Driveway For Two Vehicles

A beautifully appointed three bedroom house with private driveway and level well established rear garden situated in a popular residential area close to Worcester Park High Street and Station. Viewing Highly Recommended.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide desirable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious perfect for buyers looking for longevity within a home.

Parking is a breeze with both a private driveway to the front with parking for two vehicles and a detached home office/studio to the rear is perfect for when working from home.

The living space is bright and spacious with a sitting room to the



front and a separate dining area which leads to a modern fully fitted kitchen with views of and access to the rear garden and there is practical utility room, which can be used as a separate study, if required.

Upstairs there are three well proportioned bedrooms and a modern family bathroom fitted with matching contemporary style suite providing the perfect retreat for rest and rejuvenation.

Outside the rear garden has been landscaped with a timber decked terrace which spans the width of the property and leads to a level lawn with a detached cabin/home office fully equipped with power lighting with adjoining storage room. To the front there is private block paved driveway with parking for two vehicles.

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 Worcester Park mainline rail station 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.

There are also local bus routes nearby giving convenient access to Morden underground making this freehold property ideal for commuters.

Agents notes: The property has been rewired with new plumbing, central heating and gas boiler. New windows have been fitted and replastering in all rooms.

Tenure - Freehold
Council tax band - D

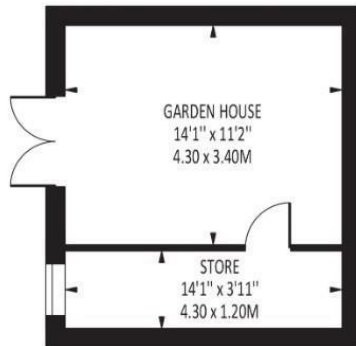




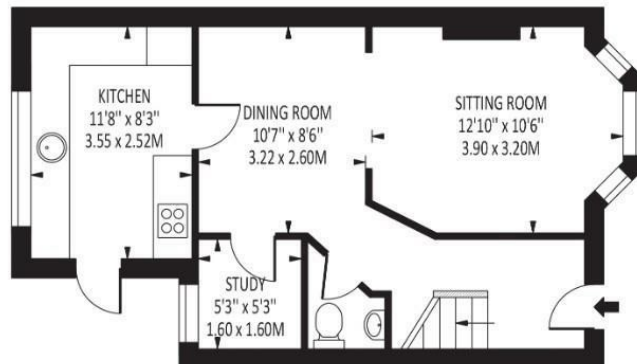
The **PERSONAL** Agent

Browning Avenue

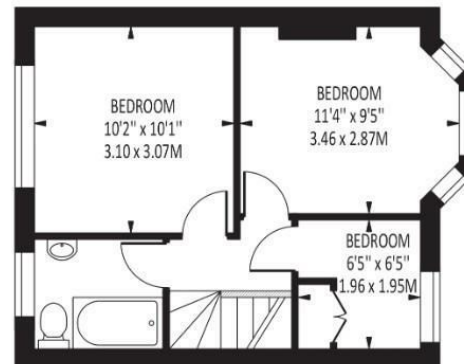
Total Area: 987 SQ FT • 91.73 SQ M
(Including Outbuilding)
Outbuilding Area : 157 SQ FT • 14.62 SQ M



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

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		87
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

