



Browning Avenue, Worcester Park

The **PERSONAL** Agent

Price Guide £475,000

Freehold

- Charming End Of Terrace House
- Located in The Heart of Worcester Park
- Private Block Paved Driveway
- Traditional Entrance Hall
- Separate Lounge
- Fully Fitted Kitchen/Breakfast Room
- Conservatory/Sun Lounge
- Two Good Sized Bedrooms
- Modern Family Bathroom
- Landscaped Rear Garden and Detached Double Garage

A well appointed two bedroom end of terrace house with private driveway and a beautifully landscaped garden with a detached double garage to the rear, situated in a popular residential area close to Worcester Park High Street and Station. Viewing Highly Recommended.

There is a lovely feel to this home that provides desirable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life, and the addition of good sized conservatory provides space to relax, enjoying views of the garden.

Blending traditional charm with a 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 garage which offer potential for conversion to a home office/studio, perfect for



when working from home.

The property also benefits from air conditioning on both floors, perfect for keeping cool in the Summer.

On the first floor are two well proportioned bedrooms and access to a loft space with ample storage, which many of these homes have chosen to convert into accommodation and there is a modern bathroom complete with a matching three piece suite and fully tiled walls. Further noteworthy points to mention include gas central heating and full double glazing.

To the front is a block paved driveway and the rear garden has been skilfully landscaped with artificial lawn surrounded by a paved terrace with a handy storage shed, side access to the front and direct access to a detached double garage which is accessed via a service lane from the rear.

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.

Tenure - Freehold
Council tax band - D

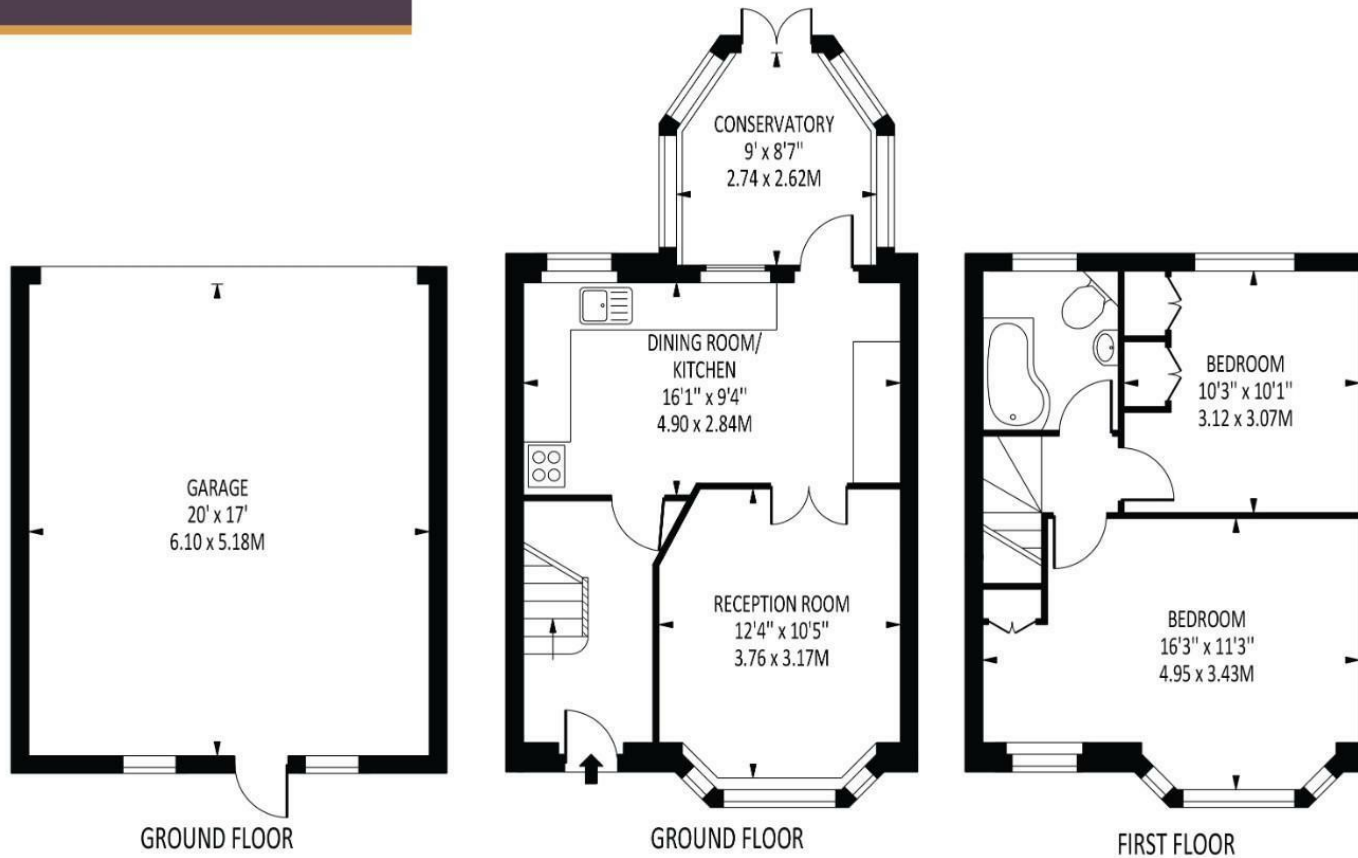




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Total Area: 1073 SQ FT • 99.72 SQ M
(Including Garage)
Garage Area : 340 SQ FT • 31.60 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
65		
England & Wales		EU Directive 2002/91/EC

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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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