

# Butler's

thoughtful estate agency



The Avenue  
Worcester Park, KT4 7ES  
Guide price £400,000

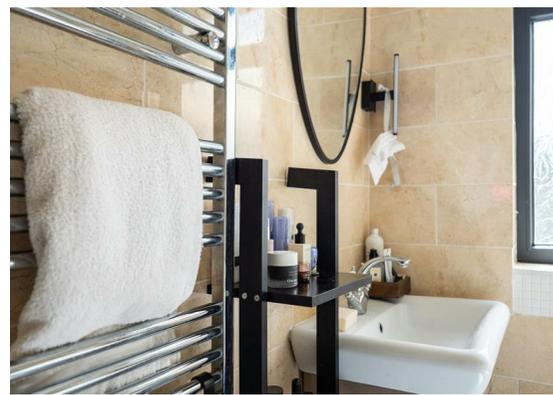


# The Avenue

Worcester Park, KT4 7ES

GUIDE PRICE £400,000 - £415,000 Whether you are looking to buy a home for the first time, investing or even downsizing, we're sure you are finding that there is very little choice of fantastic properties in the right condition on the market, with you possibly having to settle for an apartment that compromises on size or condition - with any of these choices possibly being in a location that just isn't quite right. Lansdowne Court just ticks so many boxes. Positioned within a convenient & desirable private cul-de-sac you really can have it all. Pulling up to your home after a day at work, you'll be delighted to step foot back into your wonderful home. Inside, the layout covers all bases and is a real crowd-pleaser, with all the rooms being in perfect harmony with each other. A well-proportioned, contemporary kitchen is a great place to cook up a storm in, with spacious lounge (currently used as a bedroom) that can even accommodate a dining table for those all important gatherings. When this happens and you want your friends to stay the night, don't worry! The bedrooms are a fabulous size, which is also perfect if you are working from home. Being especially important during these summer months, there is also direct access from the property onto your incredible private garden that is perfectly positioned for you and your guests to all spill out onto when dinner is done and the drinks start flowing! So what about the bathroom? You'll be spoilt in what is a sanctuary of style and peace, just a gorgeous place to relax in after a hard day of zoom calls! Location wise, you really are in the center of it all here, being on the doorstep of Worcester Park, with a vast selection of shopping facilities, restaurants and bars, with Worcester Park station whizzing you up to town in no time at all. Any downsides? Well if you consider the property also has a parking the front AND a large outbuilding perfect for a gym, home office or workshop, we are struggling to find any!





## GROUND FLOOR

Hallway

Living Room (currently used as a bedroom)

15'3 x 10'9 (4.65m x 3.28m)

Kitchen

7'5 x 6'9 (2.26m x 2.06m)

Bedroom (currently used as a living room)

11' x 7'6 (3.35m x 2.29m)

Bedroom

11'11 x 7'9 (3.63m x 2.36m)

Bathroom

7'7 x 5'6 (2.31m x 1.68m)

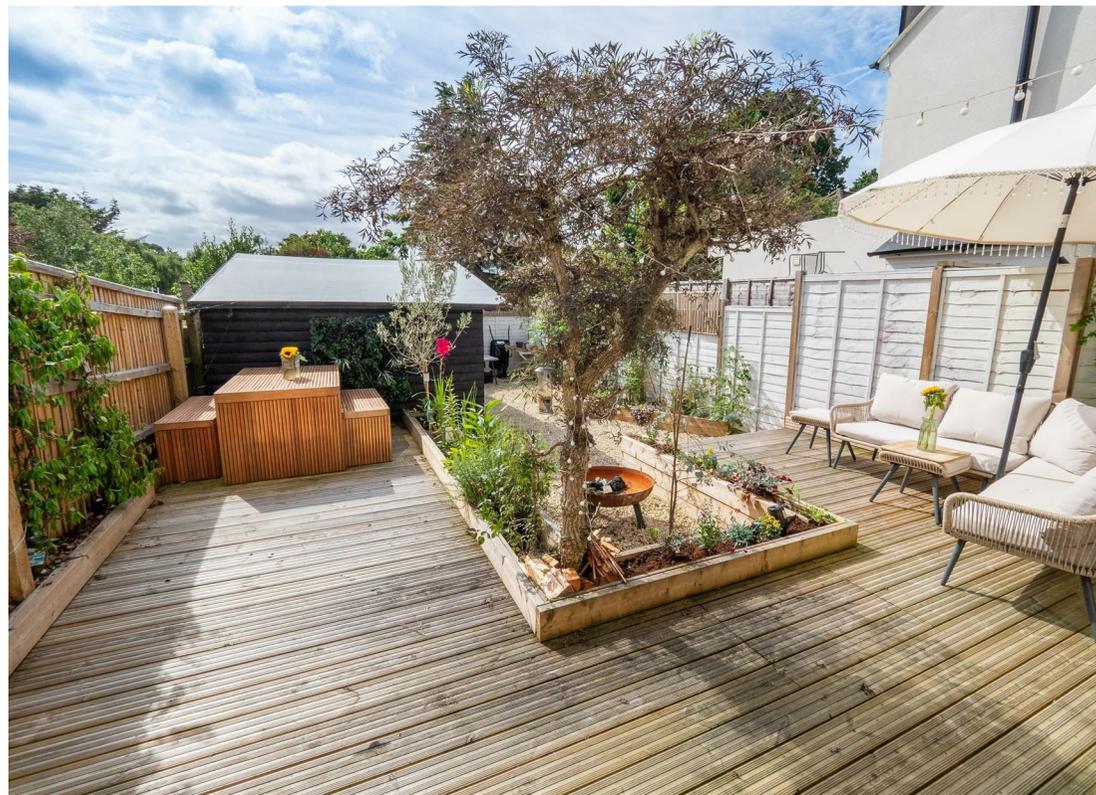
OUTSIDE

Parking Area

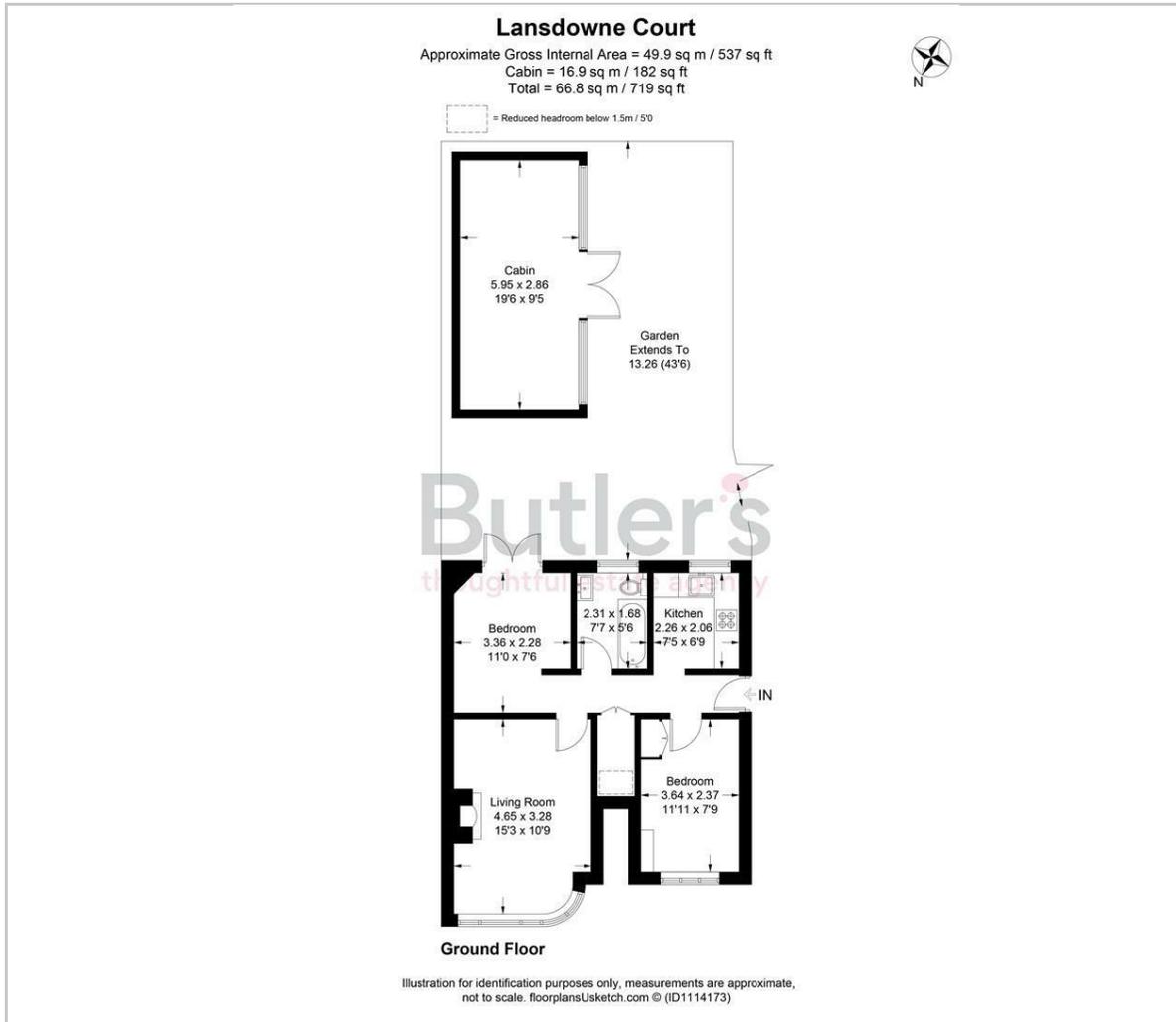
Large Private Garden

Outbuilding

19'6 x 9'5 (5.94m x 2.87m)



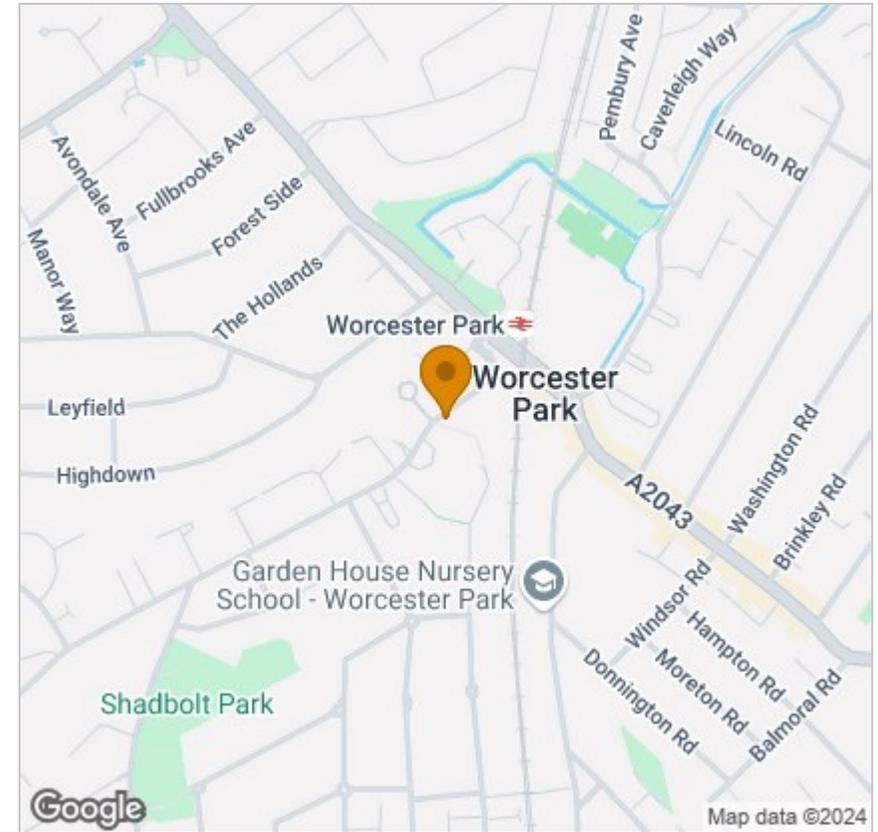
## Floor Plan



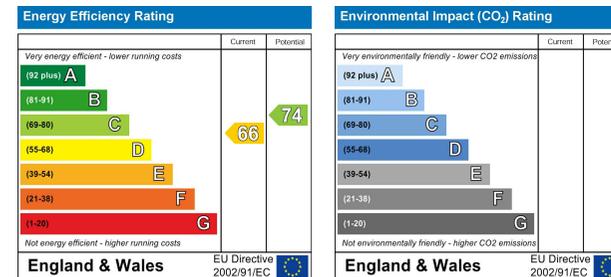
## Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS  
 Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk