

Butler's

thoughtful estate agency



Clarks Avenue Worcester Park, KT4 8PZ

Offered in excellent condition throughout, this semi-detached bungalow will truly impress. Nestled in an immensely desirable road, Clarks Avenue is a one-off home that offers adaptable accommodation. What also makes this house so special is the abundance of features and unique touches that run throughout, with the current owner having gone to great lengths keep their home in excellent condition, such as recently replacing the roof. Situated on what is a great plot, you are also in a central position, being near to fantastic local amenities and transport links, with access to fabulous schooling and health care close by. So, with the location ticking all your boxes - how does the rest of the bungalow stack up? Well, you'll be pleased to learn that this excellent property has the benefit of a refitted modern kitchen, with full length bi-folding doors opening up to the garden. The reception space is also wonderful, with a generous living room that is great to snuggle down with a good book or catch up on some TV with loved ones, which runs adjacent to the kitchen/diner. Two generously sized double bedrooms are wonderful places to catch up on a great night's sleep, with a further single, synonymous with the period of build and would be perfect as an office. The modern family bathroom sits in the middle of the property serving the house, with every room having something different and unique to offer and will be well suited to a downsizer or even growing family due to extension potential into the loft - subject to the relevant consents. Outside, there is a large driveway to the front, with an amazing garden to the rear, which is perfect for entertaining adults and kids alike.

Guide price £600,000

Clarkes Avenue

Worcester Park, KT4 8PZ



- Spacious 3 bedroom semi-detached bungalow
- Recently replaced roof
- Large driveway providing ample parking
- Close to excellent schooling, transport links & amenities
- Offered in excellent order throughout
- Fabulous garden with raised patio area
- Potential to extend - subject to the relevant consents
- 2 Double and 1 single bedroom - also perfect for a home office
- Modern kitchen/diner with full length bi-fold doors
- Desirable location near Worcester Park, Cheam & Sutton

GROUND FLOOR

Kitchen

20' x 12'6 maximum (6.10m x 3.81m maximum)

Living Room

14' x 12'7 (4.27m x 3.84m)

Bedroom

12'2 x 9'8 (3.71m x 2.95m)

Bedroom

12'2 x 9'9 (3.71m x 2.97m)

Bedroom

7'9 x 6'2 (2.36m x 1.88m)

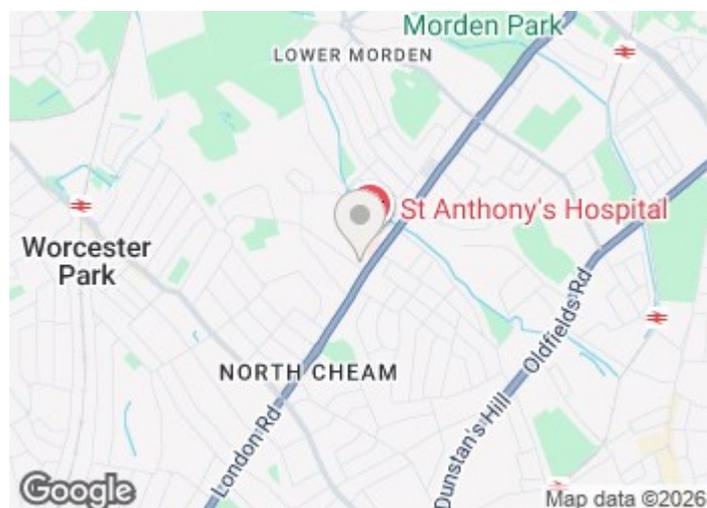
Bathroom

7'9 x 7'10 maximum (2.36m x 2.39m maximum)

OUTSIDE

Rear Garden

Driveway

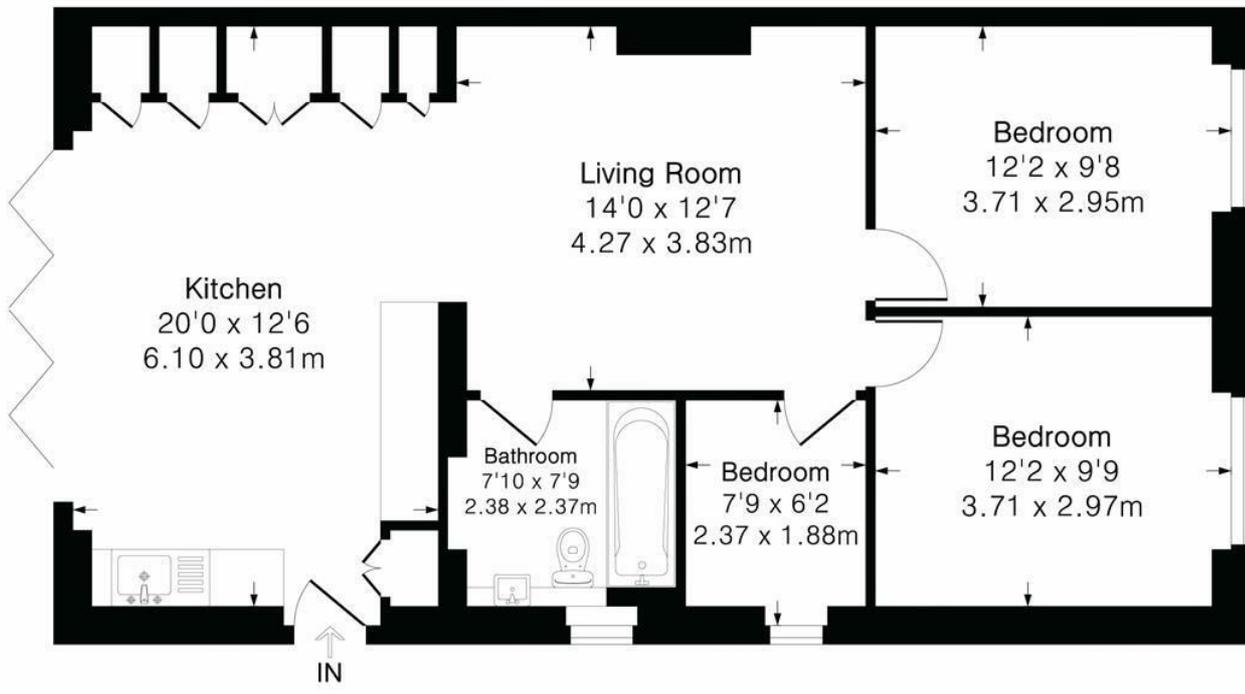


Directions



Floor Plan

Approximate Gross Internal Area 819 sq ft - 76 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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