



Avondale Avenue, Worcester Park, Surrey, KT4 7PD
Asking price £875,000

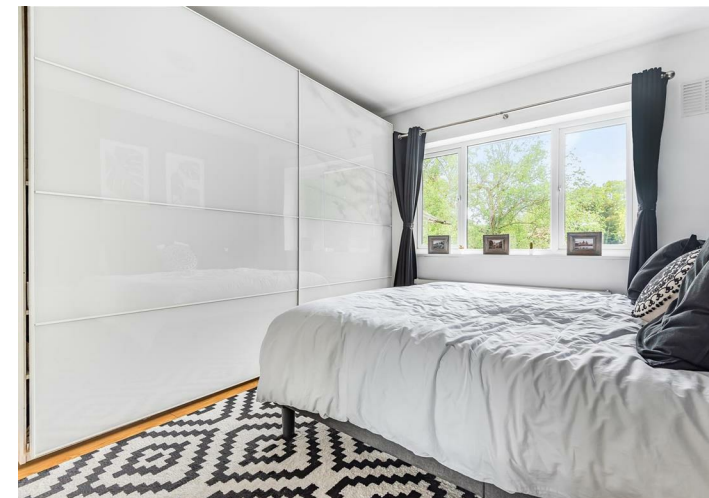
Avondale Avenue, Worcester Park, Surrey, KT4 7PD

- Huge Scope to Substantially Extend or Develop (STPP)
 - Four Bedrooms Detached
 - Open Plan Living Room
 - Close to Great Local Schools
 - Garage
 - Utility Room
 - Office/Study
 - 1/2 Mile of Two Railway Stations
 - Near to Plough Green Shops & Restaurants

A well presented and spacious four bedroom detached family home, located in a highly sought after tree lined road close to the mainline stations of both Worcester park and Malden Manor, with their thirty minute (approx.) journey times into Waterloo. Several well regarded school are also close by. The wide open spaces of Manor Park and local shops are also just a short walk away.

This well presented detached family home, offers open plan reception rooms with the rear dining room an en-suite bedroom and benefitting from sliding doors directly onto a mature garden. Further benefits include a separate downstairs WC.

The first floor comprises of two double bedrooms a good sized third bedroom and a separate bathroom &





W.C. The rear garden is mostly laid to lawn and has a patio area which is ideal for summer dining.

There is a garage to the side as well as access to the rear garden. The property has potential to extend both sideways and upwards subject to the usual planning consents.

Local Area

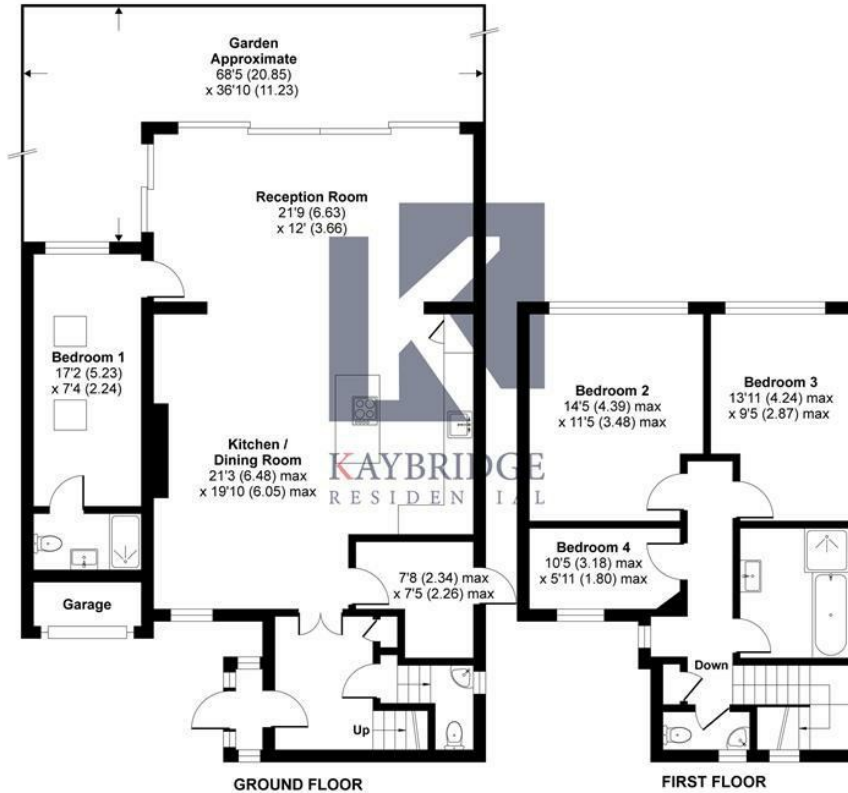
Worcester Park is popular due to the excellent transport links with trains to Waterloo in under thirty minutes from Zone 4. There are a number of well regarded schools in the area including The Malden Parochial. As you would expect from a busy and vibrant high street, there are plenty of shops, bars and restaurants including a Waitrose, Sainsbury's Local, Pizza Express and Costa Coffee. Buses serve New Malden and Kingston with the A3 providing access to London, Local airports and the south by road.



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Approximate Area = 1606 sq ft / 149.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Kaybridge Residential Ltd. REF: 725995

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



23 The Broadway Stoneleigh, Epsom, Surrey, KT17 2JE
 T: 0208 004 0474
 E: info@kbridge.co.uk
 www.kbridge.co.uk

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