



KAYBRIDGE
RESIDENTIAL



Avondale Avenue, Worcester Park, Surrey, KT4 7PD
Offers in excess of £750,000

Avondale Avenue, Worcester Park, Surrey, KT4 7PD

- Huge Scope to Substantially Extend or Develop (STPP)
 - Semi-detached
 - Two Receptions
 - Southerly Garden
 - Off Street Parking
- Close to Great Local Schools
- 1/2 Mile of Two Railway Stations
- Near to Plough Green Shops & Restaurants
 - Sought After Location

An exceptionally spacious, three double bedroom semi-detached family home located on a residential road just 0.3 miles from Worcester Park Zone 4 train station.

This well presented home, offers two reception rooms with the rear dining room benefitting from double doors directly onto the south facing garden and the front reception room featuring a deep bay window. The kitchen, has a range of base and eye-level units and access to the rear garden.

The first floor comprises of three double bedrooms, and a separate bathroom & W.C. The south facing rear garden is mostly laid to lawn and has a patio area which is ideal for summer dining.

There is a wide frontage with a garage to the side as





well as access to the rear garden. The property has potential to extend, to the side, and into the loft, subject to the usual planning consents.

Local Area

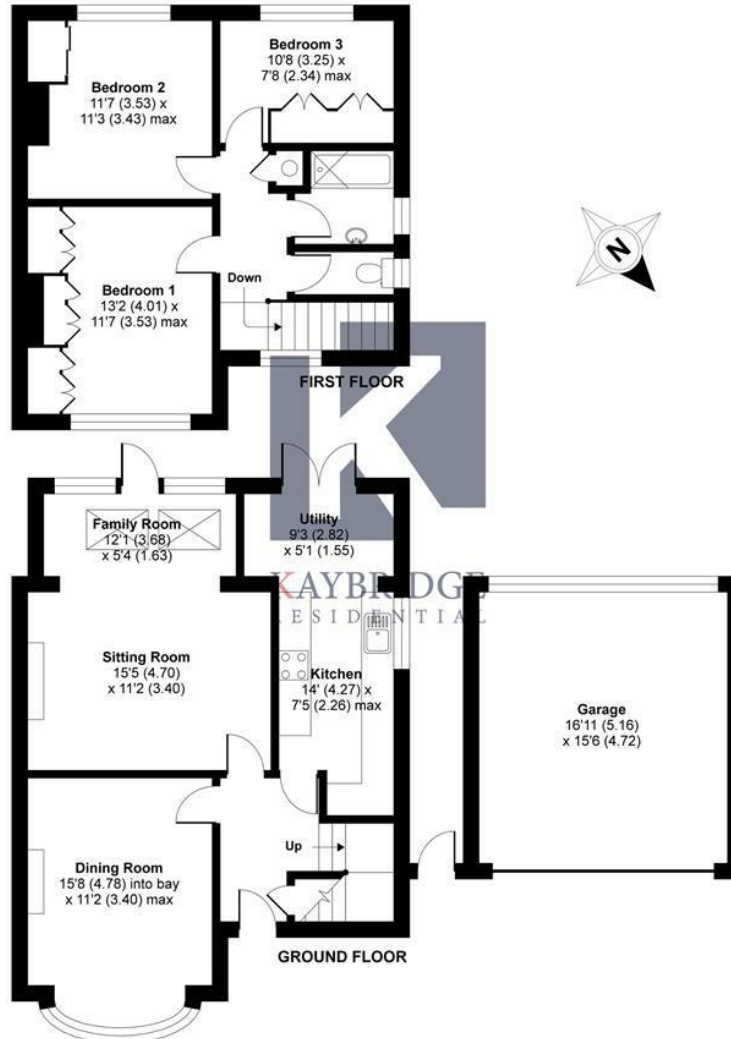
Worcester Park is popular due to the excellent transport links with trains to Waterloo in under thirty minutes from Zone 4. There are a number of well regarded schools in the area including The Malden Parochial. As you would expect from a busy and vibrant high street, there are plenty of shops, bars 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.



Avondale Avenue, Worcester Park, KT4

Approximate Area = 1188 sq ft / 110.3 sq m
 Garage = 263 sq ft / 24.4 sq m
 Total = 1451 sq ft / 134.7 sq m

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: 716023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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		



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