







30 Stoneleigh Avenue, Worcester Park, KT4 8XX

Offers in excess of £585,000

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WH WATSON HOMES
Estate Agents

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Overview

*** VENDOR SUITED *** Located on the charming Stoneleigh Avenue in Worcester Park, this beautiful four-bedroom family home offers a perfect blend of comfort and convenience. With two reception rooms and a sunroom, there is ample space for both relaxation and entertaining, making it an ideal setting for family gatherings or hosting friends.

The property boasts a well-appointed bathroom and four bedrooms, providing plenty of room for a growing family or guests. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

One of the standout features of this home is the rear double garage, offering secure parking and additional storage options. The landscaped gardens are a delightful addition, providing a serene outdoor space for adults to unwind in the fresh air. The private driveway further enhances the convenience of this property, ensuring easy access and parking.

Situated within easy reach of local amenities, this home is perfectly positioned for families seeking a vibrant community. Well-regarded schools are nearby, making it an excellent choice for families with children. Additionally, the excellent transport links ensure that commuting to London and other areas is both straightforward and efficient.

In summary, this property on Stoneleigh Avenue is a wonderful opportunity for those seeking a spacious and well-located family home in Worcester Park. With its attractive features and proximity to essential services, it is sure to appeal to a variety of buyers.

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Accommodation

UPVC double glazed door leading to porch area and front door to,

Hallway
Fitted carpet, storage cupboards, wall mounted radiator, glass patterned effect window.

Lounge / Dining room
Fitted carpet, UPVC double glazed window, wall mounted radiator, feature fireplace with marble and wood mantelpiece, double glazed bi fold doors leading to sunroom.

Kitchen
Black quartz work surfaces with matching cupboards and draws below, integrated gas hob, integrated sink with chrome mixer tap, integrated Hotpoint oven with grill, part tiled walls.

Sunroom
Wooden effect laminate flooring, wall mounted radiator, two skylights with built-in blinds, door leading to utility room, UPVC double glazed sliding door leading to garden.

Utility room
Storage cupboard, space for washing machine and tumble dryer, door leading to downstairs WC.

Downstairs WC
Fitted carpet, freestanding WC, tiled walls, wall mounted mirror, UPVC double glazed window, door leading through to kitchen.

Bathroom
Lino flooring, vanity unit with low level flush WC and sink with chrome mixer tap, storage cupboards and mirror above, wall mounted towel row, panelled bath tub with chrome thermostatic showerhead unit and handheld showerhead, tiled walls, UPVC double glazed window.

Bedroom two
Fitted carpet, over bed storage units with wardrobes and a matching dresser and wardrobe, wall mounted radiator, UPVC double glazed window.

Bedroom three
Fitted carpet, built-in wardrobes and storage cupboards, cupboard housing hot water tank, UPVC double glazed windows.

Bedroom four / Office
Built-in corner office unit, fitted carpets, UPVC double glazed windows, wall mounted radiator.

Principal bedroom
Wood effect laminate flooring, wall mounted radiator, UPVC double glazed windows, two skylights, eaves storage.

Garden
Patio area with awning, double garage to rear.

Private driveway for at least two cars.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete


Welcome























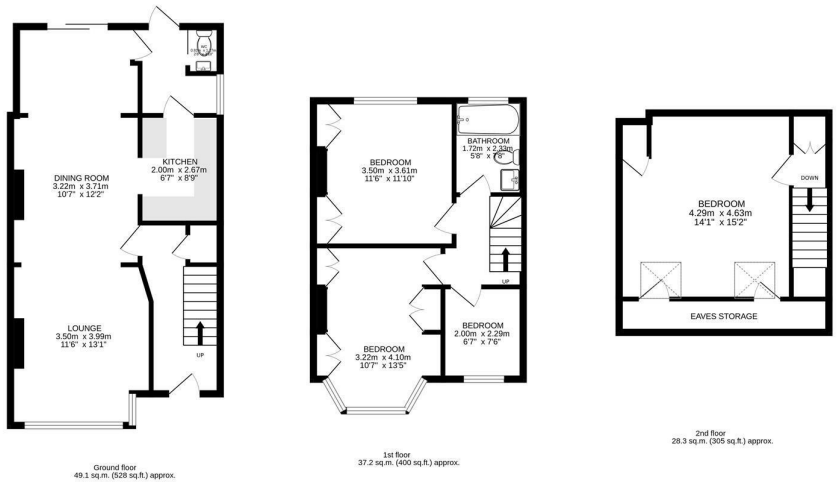






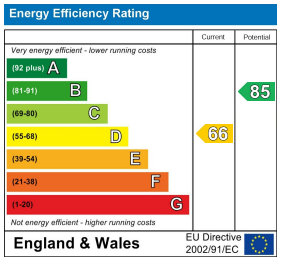


Floor Plan



Additional Information

Owner has lived at the property 58 years.
Baxi boiler is approx. 10 years old, last serviced 2025, located at the back of the fire in front room.
The property was rewired? N/A
The seller lives at the property and is downsizing, has had an offer accepted on an onward property that's end of chain.
The owner's fence is the right hand side.
The garden is west facing.
Loft conversion completed in the 1980s by current owners.
Ground floor extension completed in 1975 by current owners.



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686
if you wish to arrange a viewing appointment for this

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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