



TUDOR AVENUE, WORCESTER PARK, KT4
£850,000 FREEHOLD

A WONDERFUL FOUR/FIVE BEDROOM FAMILY HOME SITUATED ON ONE OF WORCESTER PARK'S MOST SOUGHT AFTER ROADS AND CLOSE TO SEVERAL WELL-REGARDED SCHOOLS



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AT A GLANCE

- 4 Bedrooms
- Entrance Hall
- Living Room
- Family Room
- Dining Room
- Kitchen
- Bathroom
- Shower Room
- Eaves Storage
- Garden 55ft
- EPC Rating C

DESCRIPTION

This beautifully presented four/five bedroom, semi-detached bungalow is set within one of Worcester Park's most sought after roads and conveniently located for Worcester Park high street and mainline rail station. The area has much to offer including open parkland at the historic Nonsuch Park and a well-stocked high street with abundance of shops, restaurants and bars.

Numerous well-regarded schools are close by including Cheam Common Infant's Academy and Nonsuch High School for Girls.

The property has been extended throughout to create a superb family home and accommodation now includes three well-proportioned reception rooms, one of which was originally classed as the Principal bedroom and could be easily used as the fifth bedroom, a modern fitted kitchen, a family bathroom, four good sized bedrooms and a further shower room/WC. There is also plenty of wardrobe space and storage within the eaves.

Outside, the landscaped rear garden extends to around 55 feet and provides the perfect space for socialising and relaxation. Whilst to the front of the property, the driveway offers ample off street parking.



ACCOMMODATION

Entrance Hall

Living Room - 14'9" x 11'7" max (4.5m x 3.53m max)

Family Room - 12'5" x 11'5" max (3.78m x 3.48m max)

Dining Room - 16'6" x 9'9" max (5.03m x 2.97m max)

Kitchen - 13'10" x 9'4" max (4.22m x 2.84m max)

Bedroom - 10'8" x 8'7" max (3.25m x 2.62m max)

Bedroom - 10'8" x 7'10" max (3.25m x 2.4m max)

Bathroom - 8'8" x 7'3" max (2.64m x 2.2m max)

Bedroom - 21' x 12' max (6.4m x 3.66m max)

Bedroom - 10'4" x 8'7" max (3.15m x 2.62m max)

Shower Room

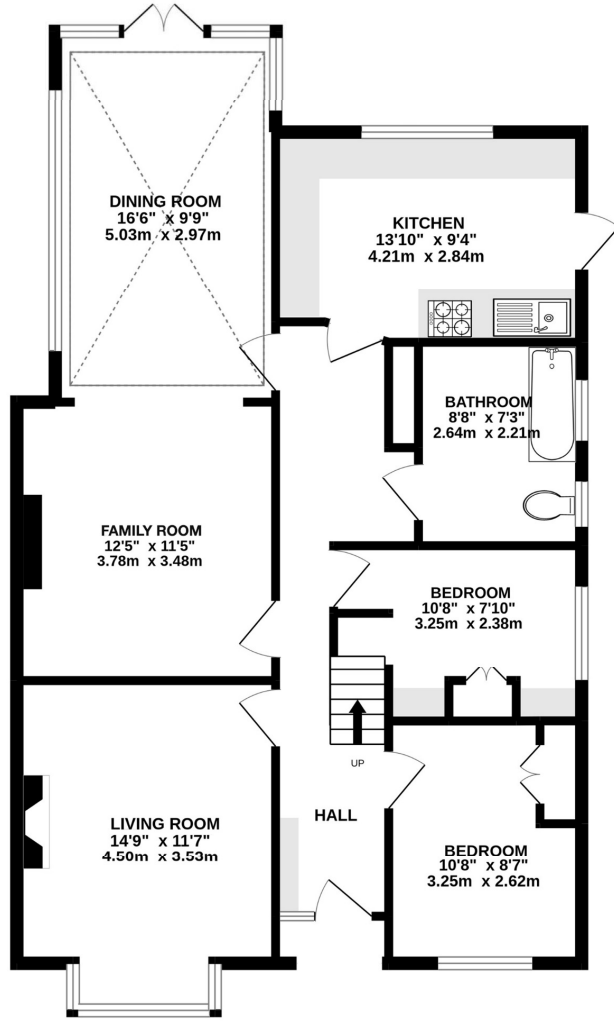
Garden - Approx. 55ft

Tudor Avenue, Worcester Park KT4 8TU

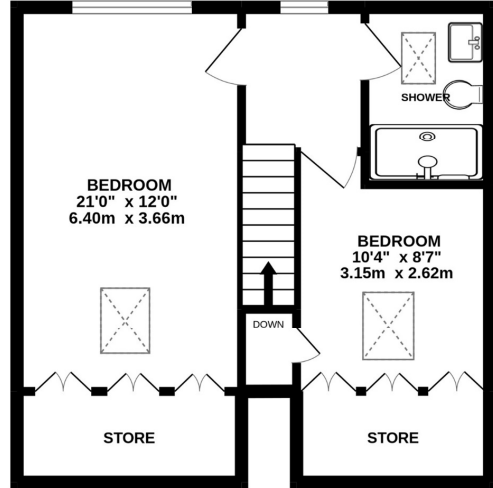
INTERNAL FLOOR AREA (APPROX.)

1402 sq ft/ 130.2 sq m

Garden extends to 55' (16.67m) approximately



GROUND FLOOR



FIRST FLOOR

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2022.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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