

**BROCKENHURST AVENUE, WORCESTER PARK, KT4**  
**£725,000 FREEHOLD**

**A THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME  
BENEFITING FROM LARGE ROOM SIZES AND A LOCATION  
CLOSE TO TRAIN STATIONS AND WELL REGARDED SCHOOLS**

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## AT A GLANCE

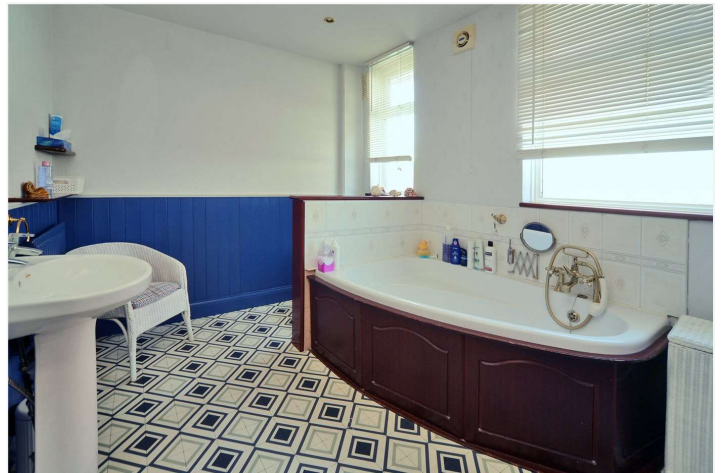
- 3 Bedrooms
- 2 Bath/Shower Rooms
- Sitting/Dining Room
- Living Room
- Kitchen/Diner
- Garden Approx. 80ft
- Garage
- OSP To Driveway
- Council Tax Band F
- EPC Awaited

## DESCRIPTION

A three bedroom, two bathroom semi-detached family home set in a quiet residential cul-de-sac in a sought after area of Worcester Park. The location is just minutes from Malden Manor train station and approximately half a mile from Worcester Park high street which also offers a mainline station providing fast and frequent services into London Waterloo. Local schools are well regarded and include Malden Parochial CofE Primary School and Richard Challoner Secondary School.

The property benefits from large room sizes throughout and starts with a side entrance storm porch giving access into the entrance hall. The accommodation continues with a spacious front reception room, a second good sized living room leading into the kitchen/diner, a ground floor bathroom, three double bedrooms and an upstairs shower room.

Externally to the front of the house there is plenty of off-street parking on the driveway and gates which lead to the detached garage. The back garden extends to approximately 80ft and is mainly laid to lawn with surrounding mature trees and shrubs offering privacy.



## ACCOMMODATION

Entrance Hall

Sitting/Dining Room - 19'11" x 15'7" max (6.07m x 4.75m max)

Living Room - 14'1" x 11'6" max (4.3m x 3.5m max)

Kitchen/Diner - 19'1" x 7'10" max (5.82m x 2.4m max)

Downstairs Bathroom

Bedroom - 14'10" x 11'5" max (4.52m x 3.48m max)

Bedroom - 11'6" x 9'2" max (3.5m x 2.8m max)

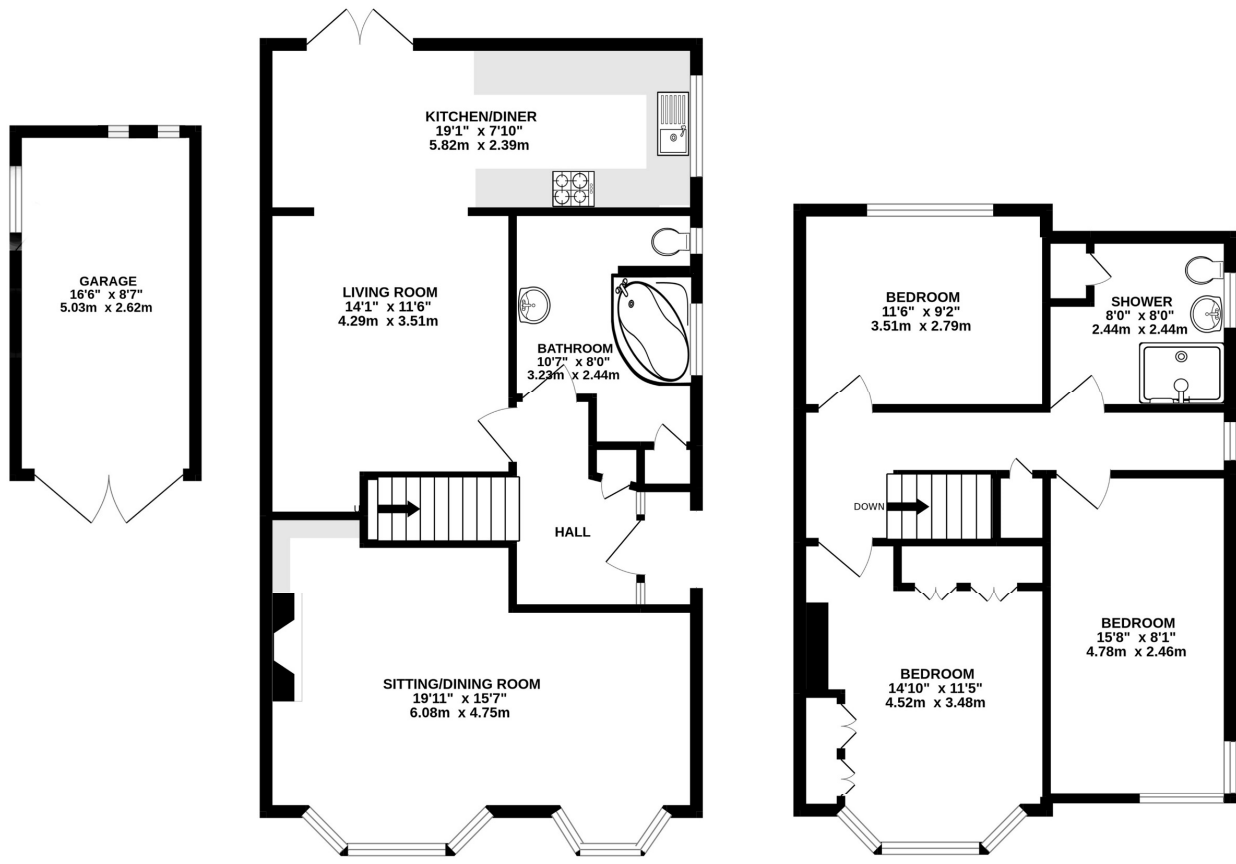
Bedroom - 15'8" x 8'1" max (4.78m x 2.46m max)

Shower Room/WC

Garden approx. 80ft

Garage

OSP to Driveway



GROUND FLOOR

FIRST FLOOR

**Brockenhurst Avenue, Worcester Park KT4 7RF**

INTERNAL FLOOR AREA (APPROX.) 1405 sq ft/ 130.5 sq m

Including Garage

Garden extends to 80' (24.38m) approximately

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