



**BROWNING AVENUE, WORCESTER PARK, KT4**  
**OIEO £500,000 FREEHOLD**

**A BEAUTIFULLY PRESENTED FAMILY HOME OFFERING JUST OVER 1000 SQ FT OF ACCOMMODATION, AMPLE OFF-STREET PARKING AND A GORGEOUS KITCHEN DINER**



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## AT A GLANCE

- 2 Bedrooms
- Living Room
- Kitchen/Dining Room
- Utility Room
- Downstairs WC
- Upstairs Bathroom
- Manageable Rear Garden
- Garden Studio with Storage
- Off Street Parking
- Easy Reach of Shops & Station
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

This beautifully presented two double bedroom end of terrace property offers just over 1000 sq ft of accommodation, a recently built studio, a gorgeous open-plan kitchen/diner and off-street parking for several cars. The property is conveniently located close to Worcester Park high street with its numerous shops, bars, restaurants, and Worcester Park train station which provides fast and frequent services to London. The area boasts well-regarded education facilities including Grammar schools in the borough and families will benefit from lots of amenities such as leisure centres, cricket clubs, parks, and bus routes to surrounding areas.

The accommodation consists of a useful entrance porch, a spacious front aspect living room, a modern fitted kitchen and dining room with double doors onto the rear garden, utility room, a downstairs WC, two good sized double bedrooms and a family bathroom.

Externally, the rear garden is high fence enclosed, has been well-maintained and includes a large patio area ideal for outside dining and socialising. The large studio is ideal for those working from home and is currently used as a bedroom/office. To the front, there is a large driveway providing plenty of off-street parking.



## ACCOMMODATION

**Entrance Porch**

**Living Room** - 14'3" x 11'7" max (4.34m x 3.53m max)

**Kitchen/Dining Room** - 16'10" x 14'4" max (5.13m x 4.37m max)

**Utility Room**

**Downstairs WC**

**Bedroom** - 14'3" x 8'8" max (4.34m x 2.64m max)

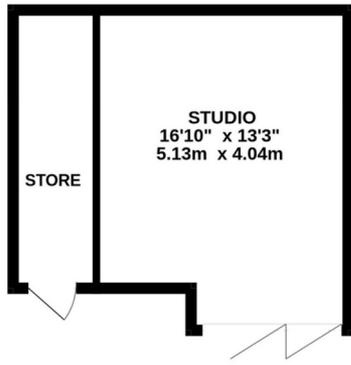
**Bedroom** - 11'7" x 8'3" max (3.53m x 2.51m max)

**Bathroom**

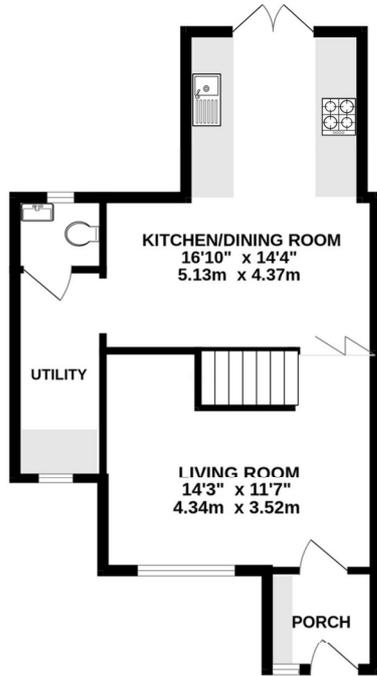
**Garden** - Approx. 35ft

**Garden Studio with Storage** - 16'10" x 13'3" max (5.13m x 4.04m max)

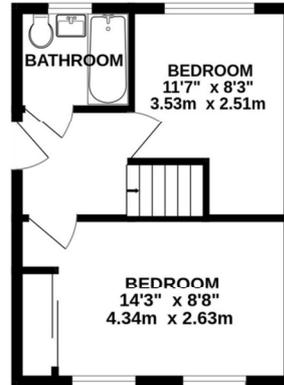
**Off Street Parking**



**Browning Avenue,  
Worcester Park KT4 8LD**  
INTERNAL FLOOR AREA (APPROX.)  
1020 sq ft/ 94.7 sq m  
Including Studio and Storeroom  
Garden extends to 35' (10.67m) approx.



GROUND FLOOR



FIRST FLOOR



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 © 2024.

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+) <b>A</b>	86
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>63</b>	
England, Scotland & Wales	EU Directive 2002/91/EC

