

**OAKS AVENUE, WORCESTER PARK, KT4**  
**£650,000 FREEHOLD**

**AN APPEALING THREE BEDROOM SEMI-DETACHED FAMILY HOME LOCATED ON A HIGHLY SOUGHT AFTER ROAD AND OFFERING SIGNIFICANT SCOPE FOR EXTENSION STPP**

**Winkworth**

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See things differently



## AT A GLANCE

- Prestigious Road
- Lots of Potential
- No Onward Chain
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen
- Bathroom with Separate WC
- Garage plus Store
- Garden approx. 90ft
- Off Street Parking
- Council Tax Band F
- EPC Rating E

## DESCRIPTION

An appealing three bedroom, semi-detached property located on a highly sought after road, offering significant scope for extension stpp, a 90ft approx. rear garden and spacious room sizes throughout.

The property is situated close to Worcester Park high street with its variety of shops, restaurants and transport links including Worcester Park train station that provides fast and frequent services to Central 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 several bus routes to surrounding areas.

The accommodation comprises a spacious entrance hall, a well-proportioned kitchen, two large reception rooms, three double bedrooms, family bathroom and separate WC. There is also an additional shower room situated in the garage.

Externally, to the rear, the South West facing garden extends to approx. 90ft and is mostly laid to lawn whilst to the front, there is driveway providing off street parking and gives access to the garage.

No onward chain.



## ACCOMMODATION

### Entrance Hall

Living Room - 14'11" x 12'8" max (4.55m x 3.86m max)

Dining Room - 15'1" x 12'7" max (4.6m x 3.84m max)

Kitchen - 9'6" x 8'8" max (2.9m x 2.64m max)

Bedroom - 14'11" x 11'6" max (4.55m x 3.5m max)

Bedroom - 14'7" x 11'9" max (4.45m x 3.58m max)

Bedroom - 10'10" x 7'2" max (3.3m x 2.18m max)

Bathroom - 7' x 5'6" max (2.13m x 1.68m max)

### Separate WC

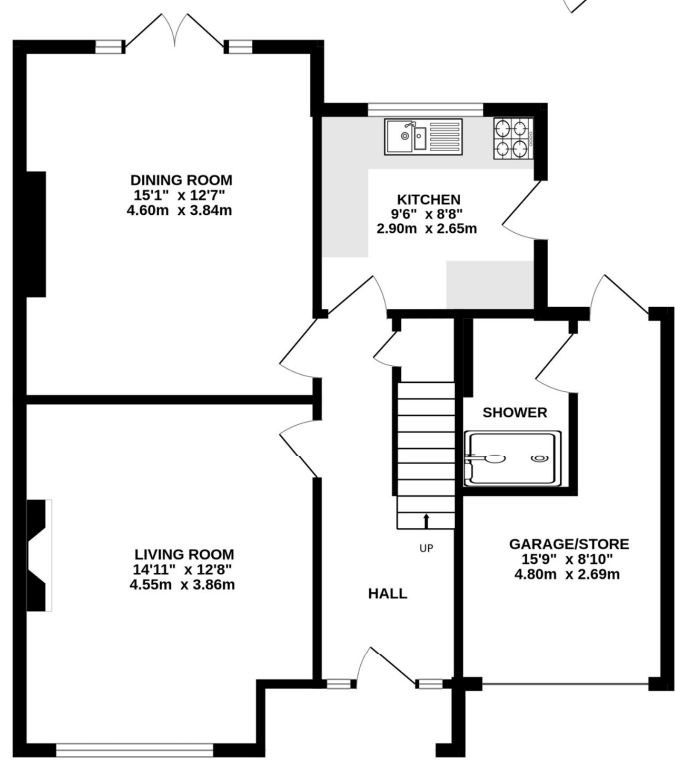
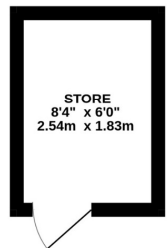
Garage with Plumbing for Shower - 15'9" x 8'10" max (4.8m x 2.7m max)

Store - 8'4" x 6' max (2.54m x 1.83m max)

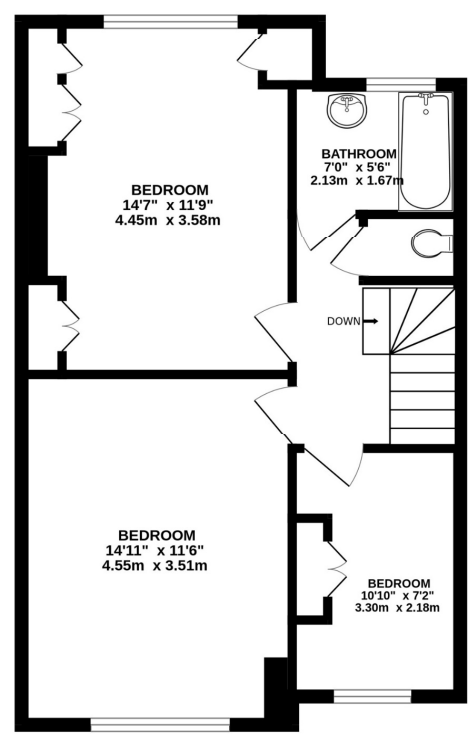
Garden - Approx. 90ft

Off Street Parking

Oaks Avenue,  
 Worcester Park KT4 8XG  
 INTERNAL FLOOR AREA  
 (APPROX.) 1285 sq ft/ 119.4 sq m  
 Garden extends to 90' (27.43m) 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+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

