



BROWNING AVENUE, WORCESTER PARK, KT4
£525,000 FREEHOLD

**A LOVELY THREE BEDROOM PROPERTY WITH A
SUBSTANTIAL SOUTHERLY ASPECT 100FT APPROX REAR
GARDEN IDEALLY LOCATED CLOSE TO WORCESTER PARK
HIGH STREET**

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AT A GLANCE

- No Onward Chain
- 3 Bedrooms
- Living Room
- Kitchen
- Dining Room
- Ground Floor Bathroom
- Outside Store
- Garden approx. 100ft
- Easy Reach of Station and High Street
- Well-regarded Local Schools
- Council Tax Band D
- EPC Rating D

DESCRIPTION

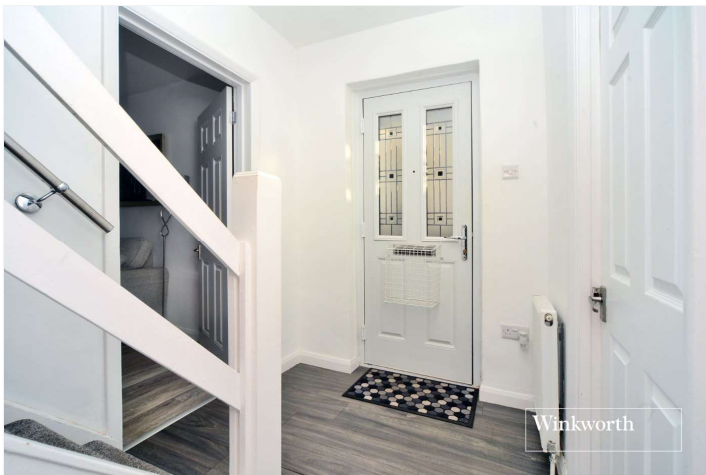
A beautifully presented three bedroom family home, benefitting from an open-plan kitchen and dining room, a Southerly aspect 100ft approx. rear garden and off street parking.

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.

Accommodation comprises a spacious front aspect living room, a large kitchen dining area with double doors onto the rear garden, a downstairs family bathroom, two good sized double bedrooms and a third single bedroom.

Externally, the garden is well-maintained, offers a large patio area ideal for outside socialising and dining and includes a large store. To the front, there is driveway providing off-street parking and side access to the rear garden.

No onward chain.



ACCOMMODATION

Living Room - 16'2" x 11'3" max (4.93m x 3.43m max)

Kitchen - 11'9" x 9'8" max (3.58m x 2.95m max)

Dining Room - 11'7" x 10'3" max (3.53m x 3.12m max)

Ground Floor Bathroom - 6'6" x 5'10" max (1.98m x 1.78m max)

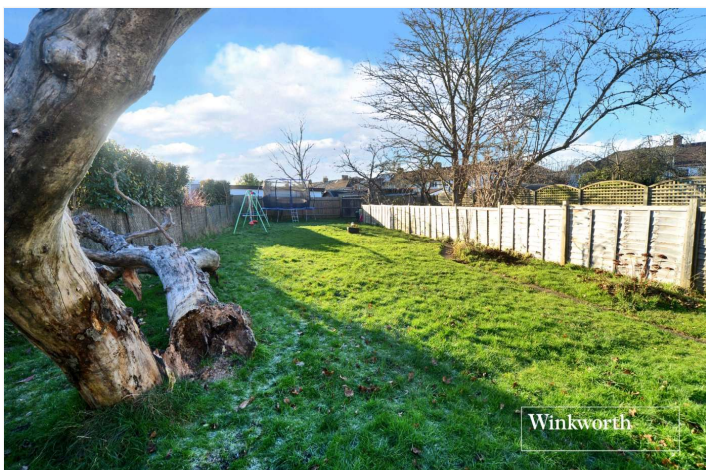
Bedroom - 16'2" x 11'3" max (4.93m x 3.43m max)

Bedroom - 11'10" x 8' max (3.6m x 2.44m max)

Bedroom - 8' x 6' max (2.44m x 1.83m max)

Garden - Approx. 100ft

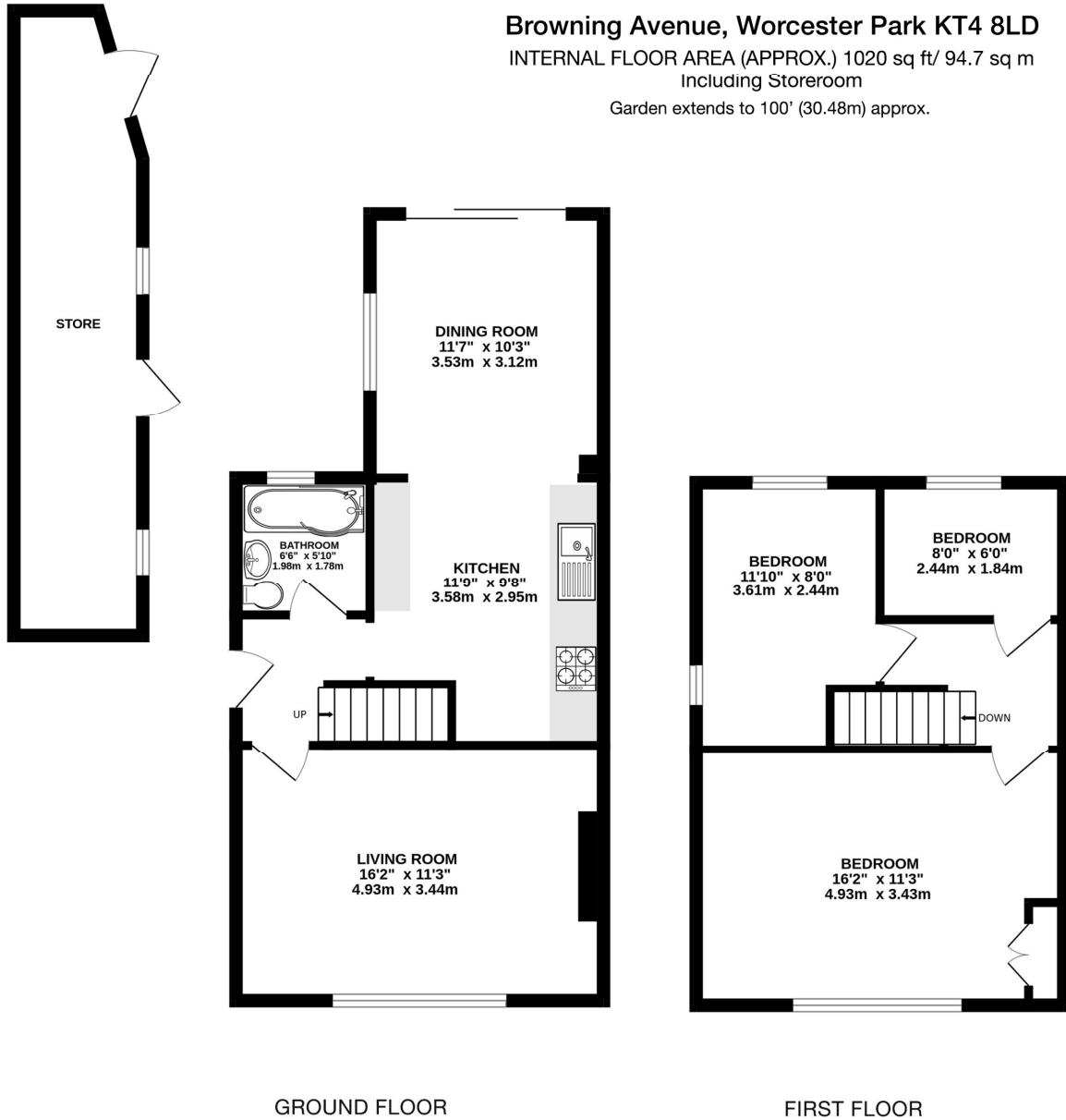
Outside Store



Browning Avenue, Worcester Park KT4 8LD

INTERNAL FLOOR AREA (APPROX.) 1020 sq ft/ 94.7 sq m
Including Storeroom

Garden extends to 100' (30.48m) approx.



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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	84
(69-80) C	
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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