



**ST. PHILIPS AVENUE, WORCESTER PARK, KT4**  
**£600,000 FREEHOLD**

**A STUNNING THREE BEDROOM TWO BATHROOM  
FAMILY HOME FEATURING A GORGEOUS OPEN-PLAN  
KITCHEN DINER AND A 120FT APPROX REAR GARDEN**

**Winkworth**

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## AT A GLANCE

- 3 Bedrooms
- Living Room
- Kitchen/Dining Room
- Utility Room
- Ground Floor Bathroom
- En-Suite Shower/WC
- Off Street Parking
- Garage
- Rear Garden approx. 120ft
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

A stunning three bedroom property renovated throughout in a contemporary style, benefitting from an open-plan kitchen/diner, two bathrooms and a southerly aspect 120ft approx. rear garden.

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 front aspect living room, kitchen/diner, utility area, downstairs family bathroom, three bedrooms and an en-suite shower room.

Externally, the property offers a well-maintained rear garden with a large patio area ideal for outside dining and socialising, a garage/workshop, and storage shed. To the front of the property, a driveway provides ample off-street parking for several cars and gives access to the garage.

The property offers further scope for extension, subject to the usual planning consents.



## ACCOMMODATION

**Living Room** - 16'3" x 10'11" max (4.95m x 3.33m max)

**Kitchen/Dining Room** - 21'7" x 16' max (6.58m x 4.88m max)

**Utility Room**

**Ground Floor Bathroom** - 9' x 6'1" max (2.74m x 1.85m max)

**Bedroom** - 16'2" x 11' max (4.93m x 3.35m max)

**En-Suite Shower/WC**

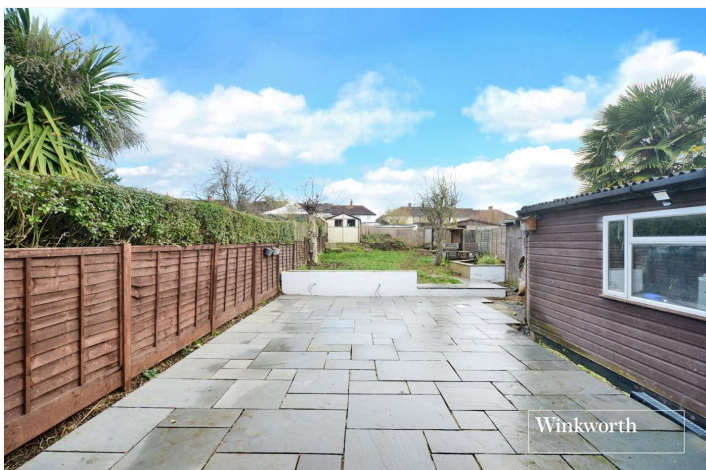
**Bedroom** - 11'9" x 8' max (3.58m x 2.44m max)

**Bedroom** - 7'11" x 5'8" max (2.41m x 1.73m max)

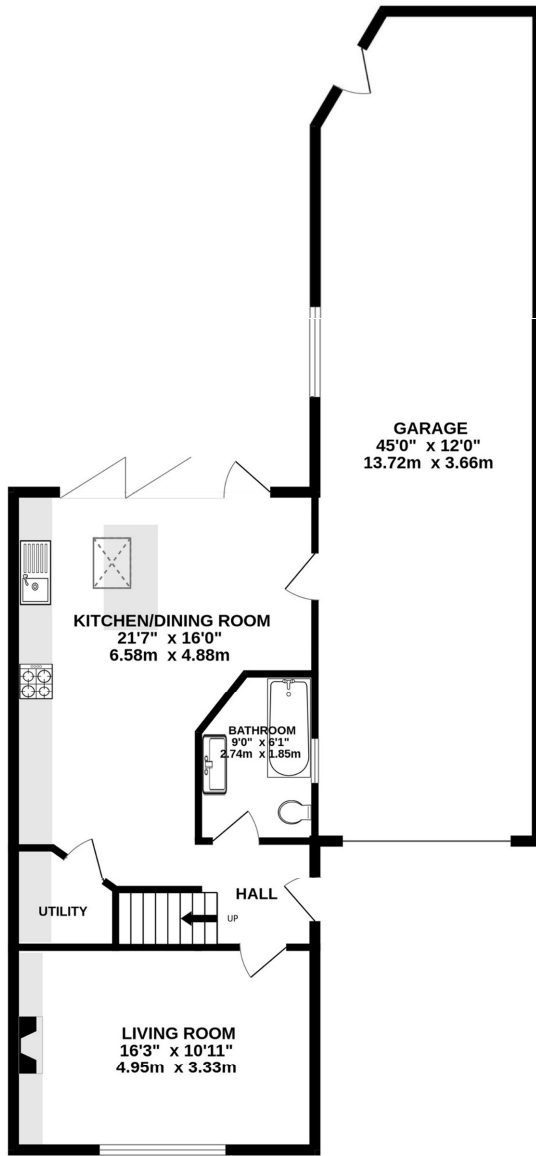
**Off Street Parking to Drive**

**Garage** - 45' x 12' max (13.72m x 3.66m max)

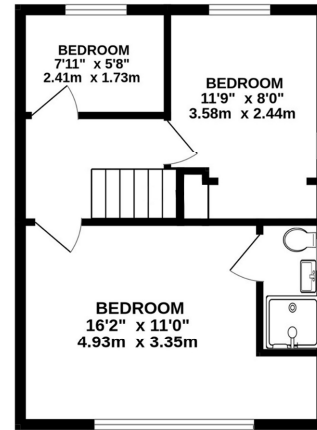
**Rear Garden** - Approx. 120ft



St Philips Avenue,  
 Worcester Park KT4 8LA  
 INTERNAL FLOOR AREA  
 (APPROX.) 1475 sq ft/ 137.0 sq m  
 Including Garage  
 Garden extends to 120' (36.6m) approx.



GROUND FLOOR



FIRST FLOOR

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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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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