



54 THE AVENUE, WORCESTER PARK, SURREY KT4 7HH

PRICE £1,400,000 FREEHOLD

Connor Prince are pleased to offer this rarely available 1930's built but since extended six bedroom, four reception room gated detached family residence offering a wealth of charm and character. Situated in the sought after top part of **The Avenue** close to excellent schools and Worcester Park railway station giving access to London Waterloo.

- * ENTRANCE HALLWAY * TWO MAIN RECEPTION ROOMS *
- * LARGE STUDY * GAMES ROOM * CONSERVATORY *
- * FITTED KITCHEN/BREAKFAST ROOM * UTILITY ROOM *
- * DOWNSTAIRS CLOAKROOM/SHOWER ROOM * FAMILY BATHROOM *
- * MASTER BEDROOM WITH EN-SUITE BATHROOM & WALK-IN WARDROBE *
- * EN-SUITE SHOWER ROOM * DOUBLE GLAZING * GAS CENTRAL HEATING *
- * GYMNASIUM WITH SAUNA * CINEMA ROOM/BEDROOM SEVEN *
- * SWIMMING POOL * DOUBLE GARAGE *

ENTRANCE HALLWAY

Oak panelled walls, tiled flooring, double radiator, double glazed window, understairs cupboards.

CLOAKROOM/SHOWER ROOM

Low level W.C., personal wash hand basin, separate tiled enclosed shower cubicle, radiator.

LOUNGE

15'9 X 12'6 Into rounded bay double glazed window, radiator, T.V. point, feature fireplace, coving to ceiling, picture rail.

DINING ROOM

19'4 X 12'6 Feature fireplace, dado rail, double radiator, door to games room, double glazed windows and doors, to:-

CONSERVATORY

14'7 X 10'2 Tiled flooring, ceiling fan/light, double glazed windows and doors onto rear garden.

GAMES ROOM

16'8 X 15'7 Wood laminate flooring, brick built bar, coving to ceiling, double glazed windows and door onto rear garden, door to garage.

STUDY

15'1 X 13'7 Oak panelled walls, plate rack, radiator with decorative cover, telephone point, double glazed window.

**FITTED KITCHEN/
BREAKFAST ROOM**

25'7 X 12'1 (maximum measurements) Fitted with a range of high and low level cupboards and drawers, granite worktop surfaces, inset butler sink, Rangemaster cooker with extractor fan above, integrated dishwasher, breakfast table area, radiator with decorative cover, double glazed windows and door onto rear garden, door to:-

UTILITY ROOM

12'1 X 5'5 Working top surfaces with plumbing and space below for washing machine and tumble drier, inset single drainer stainless steel sink unit with mixer tap, space for double fridge/freezer, eye level cupboards, double glazed window, tiled flooring.

**Feature turning staircase to
FIRST FLOOR LANDING**

MASTER BEDROOM

14'10 X 12'6 Wood laminate flooring, double glazed window, double radiator, walk in wardrobe (**12'3 x 6'7**) providing hanging and shelved storage space also housing wall mounted gas central heating boiler, door to:-

<u>EN-SUITE BATHROOM</u>	Comprising feature claw footed bath, wash hand basin, high level W.C., separate tiled enclosed shower cubicle, tiled flooring, double glazed frosted window, radiator.
<u>BEDROOM TWO</u>	<u>24'1 X 13'7</u> (maximum measurement) Double glazed windows, double radiator, coving to ceiling, door to:-
<u>EN-SUITE SHOWER ROOM</u>	Tiled enclosed shower cubicle, pedestal wash hand basin, low level W.C.
<u>BEDROOM THREE</u>	<u>12'9 X 12'9</u> Double glazed window, picture rail.
<u>BEDROOM FOUR</u>	<u>12'8 X 12'</u> Into rounded bay double glazed window, wood laminate flooring, radiator.
<u>BEDROOM FIVE</u>	<u>11'6 X 9'2</u> Rear aspect double glazed window, radiator.
<u>BEDROOM SIX</u>	<u>11'6 X 8'</u> Two double glazed windows, radiator.
<u>FAMILY BATHROOM</u>	<u>11'8 X 7'</u> Comprising corner Jacuzzi bath, pedestal wash hand basin, bidet, heated towel rail, part tiled walls, double glazed frosted window, tiled flooring, built in shelved cupboard.
<u>Stairs to:-</u>	
<u>GYMNASIUM</u>	<u>22' X 20'</u> (maximum measurements) Sloping ceilings with skylight window, eaves storage cupboards, gymnasium equipment and sauna, double opening doors to:-
<u>CINEMA/BEDROOM SEVEN</u>	<u>20' X 9'5</u> Skylight windows, radiator, eaves storage cupboards.
<u>OUTSIDE</u>	
<u>REAR GARDEN</u>	Extending to <u>55' X 65'</u> in a south-easterly direction, lawn and paved patio areas, surrounding flowerbed borders, water tap, outside lighting, timber garden shed, inset swimming pool, <u>18'4 x 11'</u>
<u>INTEGRAL GARAGE</u>	<u>17'5 X 14'</u> With light and power, up and over door, approached via own gated driveway providing off street parking for several cars.