



HUNTERS[®]
HERE TO GET *you* THERE



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Briarwood Court, The Avenue, Worcester Park

Asking Price £290,000



Welcome to your new home, where spacious comfort meets unparalleled convenience! This second floor one bedroom flat is ideally located just moments away from a bustling train station, ensuring seamless commutes to London Waterloo. Step into a generously sized bedroom and unwind in the spacious living area flooded with natural light. With private parking available and additional space for visitors, parking headaches become a thing of the past.

Experience the ultimate blend of comfort and accessibility with this charming flat. Whether you're seeking a peaceful retreat or a vibrant urban lifestyle, this home offers the best of both worlds. Take advantage of its proximity to shopping, dining, and entertainment options, all within easy reach. Don't wait any longer to make this your own – schedule a viewing today and embark on a new chapter of effortless living.

94 Central Road, Worcester Park, London, KT4 8HU | 0208 432 2347
worcesterpark@hunters.com | www.hunters.com





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KEY FEATURES

- One Bedroom Flat
- Second Floor
- Allocated Parking
- Ideal For First Time Buyers
 - Ideal Investment
 - No Chain
- Excellent Transport Links
- Close to Local Amenities
- Viewings are Highly Recommended



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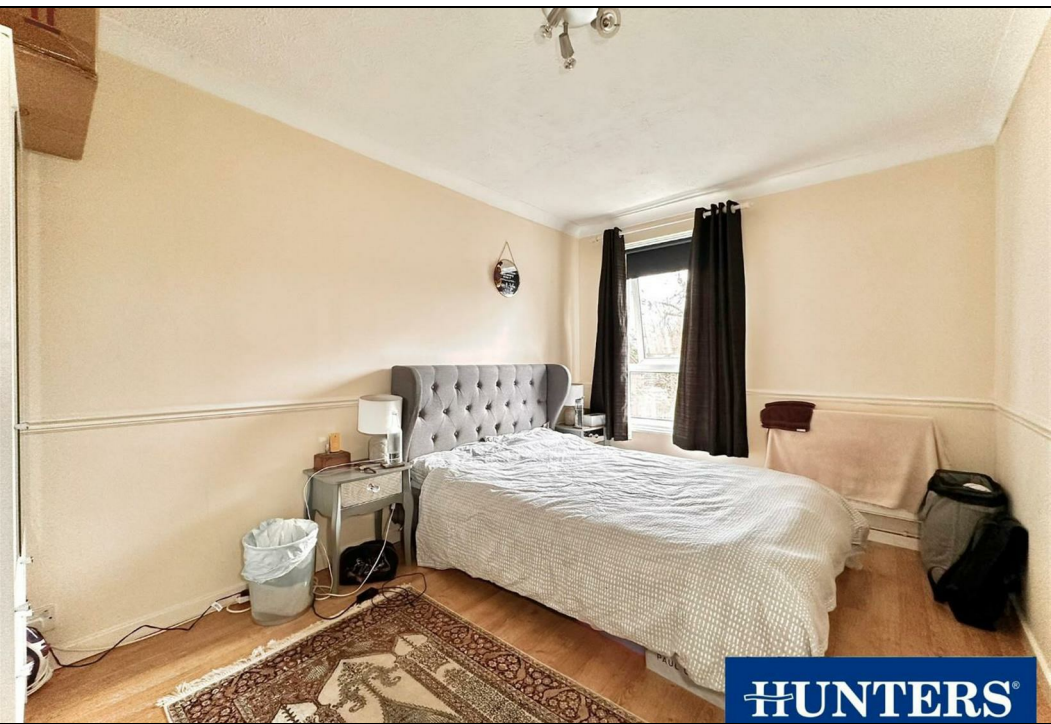
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GROUND FLOOR
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 481 sq.ft. (44.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been measured and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		77	78
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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