



HUNTERS

Avondale Avenue, Worcester Park, , KT4
ZPD
Guide Price £900,000

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EXCLUSIVE



HUNTERS
HERE TO GET *you* THERE

Avondale Avenue, Worcester Park, , KT4 7PD

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Guide Price £900,000 - £950,000 We are delighted to bring to the market this stunning four bedroom semi detached family home on one of the most sought after roads is Worcester Park. The property spans over 1700 sq ft of living space with the added bonus of a garage and a home gym totalling over 2000 sq ft (185sqm). Furthermore the is a large private south-west facing garden ensuring sun all day long when the weather allows it. To the front of the house there is off street parking for several cars with further availability on the street itself. Viewings are highly recommended.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

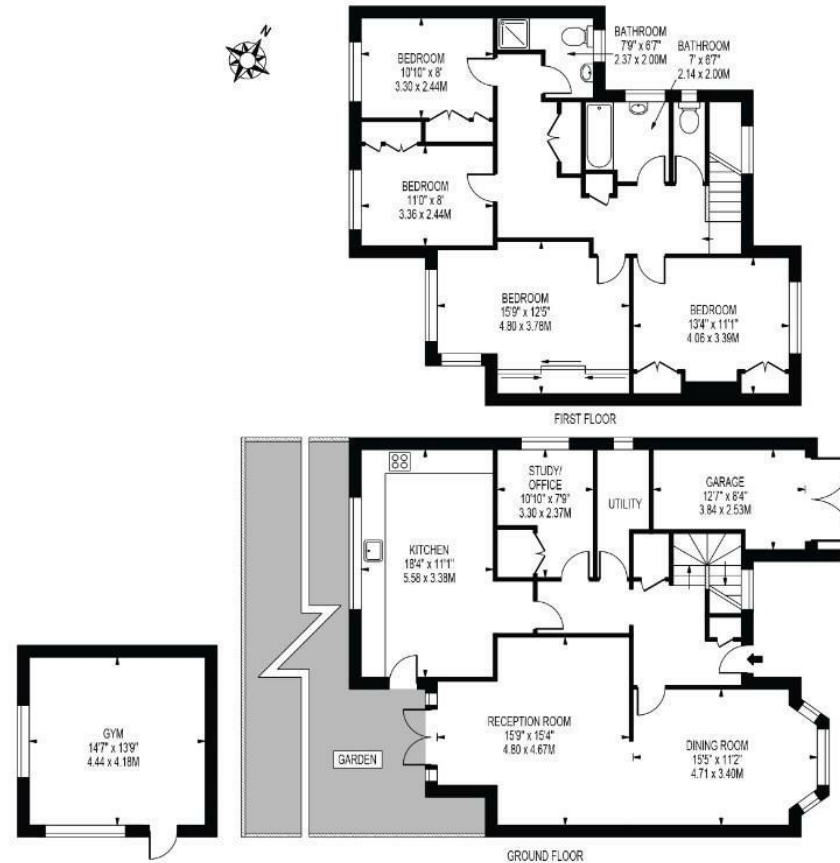
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AVONDALE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1707 SQ FT - 158.57 SQ M
(EXCLUDING GARAGE & GYM)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 90 SQ FT - 8.35 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GYM: 200 SQ FT - 18.56 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
0208 432 2347 | Website: www.hunters.com

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