



HUNTERS[®]
HERE TO GET *you* THERE

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Royal Avenue , Worcester Park , KT4

Per Month £5,500 Per Month

HUNTERS®

HERE TO GET *you* THERE

Available from mid August 2025.

An immaculate five double bedroom detached family home with four bathrooms and generous living space. The property has the benefit of three reception rooms, a modern kitchen with breakfast area and utility room. The property also has an integral garage and a rear conservatory looking out to a large private rear garden mostly laid to lawn. The front of the property presents a large carriageway driveway. The property is situated on a quiet residential road with close proximity to local amenities and excellent transport links. An ideal large family home.

Viewings are highly recommended.

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



This Hunters business is independently owned and operated by Worcester Park Property Ltd | Registered Address: 94 Central Road, Worcester Park, KT4 8HU | Registered Number: 10390755 England and Wales | VAT No: 259 3752 69 with the written consent of Hunters Franchising Limited.



KEY FEATURES

- Available from mid August 2025
- Five Bedroom Detached Family Home
 - Driveway
 - Three Reception Rooms
 - Private Rear Garden
 - Garage
- Close to Local Amenities
- Excellent Transport Links
- Viewings are Highly Recommended

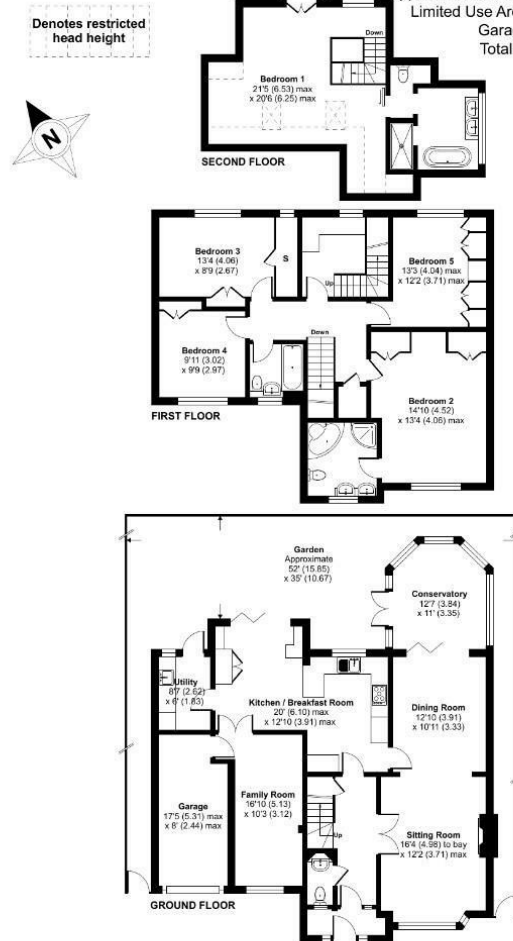





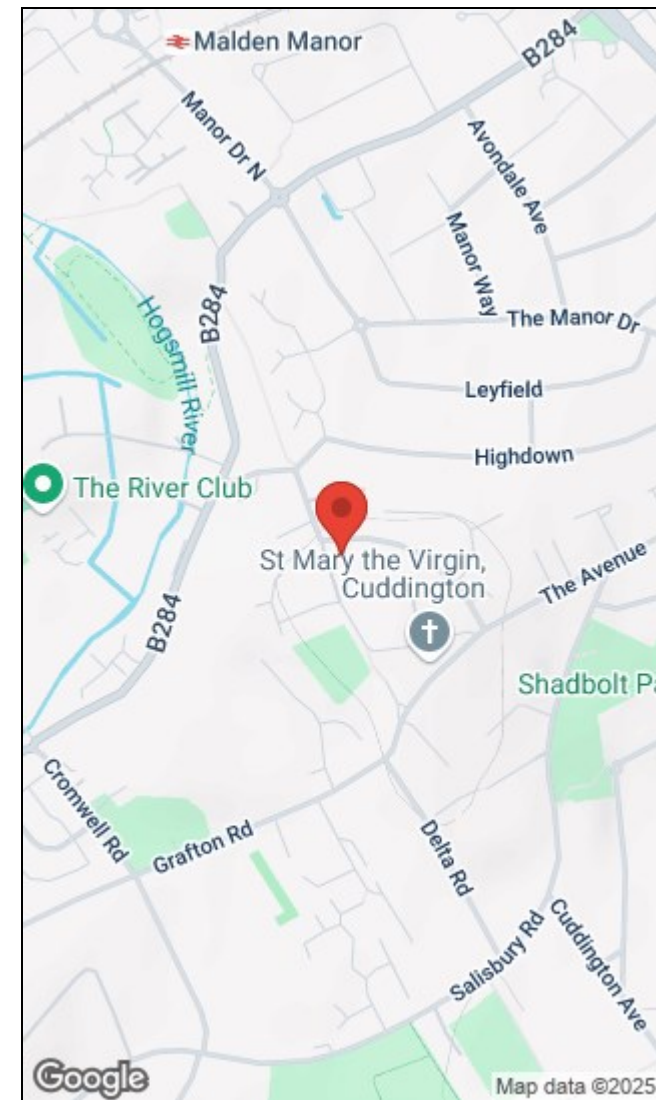
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Approximate Area = 2501 sq ft / 232.3 sq m
 Limited Use Area(s) = 63 sq ft / 5.8 sq m
 Garage = 133 sq ft / 12.3 sq m
 Total = 2697 sq ft / 250.4 sq m
 For identification only - Not to scale

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 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024
Produced for James Gorey Estate Agents. REF: 1219370



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	70	79	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	60	72
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

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