



## Brockenhurst Avenue, Worcester Park

- Three Bedroom Semi Detached Family Home
- Two Reception Rooms
- Outbuilding
- Situated close to Local Amenities

- Off Street Parking
- Conservatory
- Private Rear Garden
- Excellent Transport Links

**Asking Price £650,000**

**Tenure: Freehold**

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# Brockenhurst Avenue, Worcester Park

## DESCRIPTION

Nestled in the charming area of Worcester Park, Brockenhurst Avenue presents a delightful opportunity to acquire a semi-detached house that perfectly balances comfort and convenience. This property, built between 1930 and 1939, boasts a classic design that has stood the test of time, making it an ideal family home.

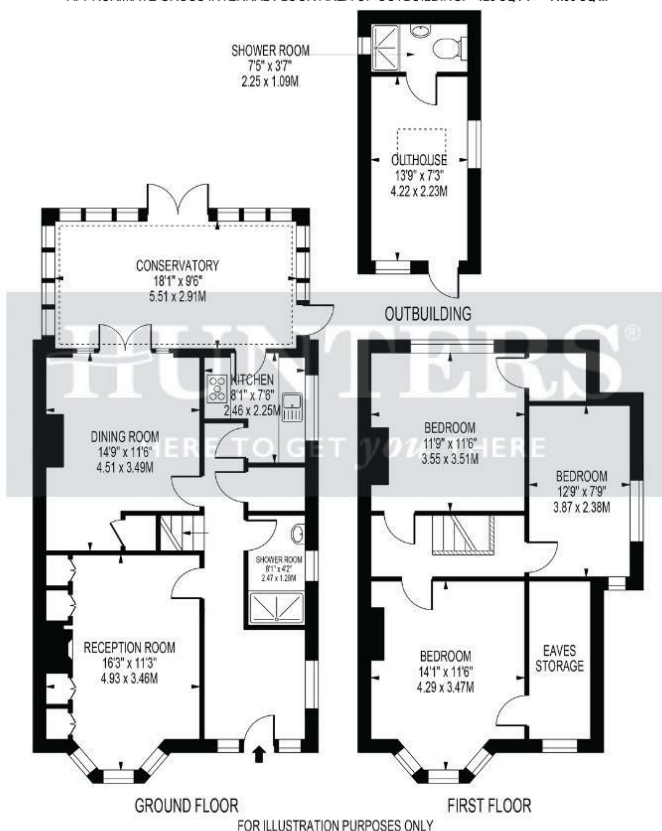
The residence features three well-proportioned bedrooms, providing ample space for relaxation and rest. The layout includes two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. Additionally, a lovely conservatory extends the living space, allowing for a bright and airy atmosphere while overlooking the private rear garden.

The outdoor area is a true gem, offering a serene retreat for gardening enthusiasts or those who simply wish to unwind in a peaceful setting. The garden is complemented by off-street parking, accommodating up to two vehicles, which is a valuable asset in this sought-after location.

With its blend of traditional charm and modern practicality, this three-bedroom semi-detached house on Brockenhurst Avenue is an excellent choice for families or individuals seeking a welcoming home in Worcester Park. Don't miss the chance to make this delightful property your own.



APPROXIMATE GROSS INTERNAL FLOOR AREA: 1269 SQ FT - 117.87 SQ M  
(INCLUDING EAVES STORAGE & EXCLUDING OUTBUILDING)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 54 SQ FT - 5.04 SQ M  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 128 SQ FT - 11.88 SQ M



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, ENQUIRES AND FULL SURVEYS 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.

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# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                                                                                                                                                                                                                                                       | Current   | Potential |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> | <p>61</p> | <p>77</p> |
| <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>                                                                                                                                   |           |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                       | Current | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |         |           |
| <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                         |         |           |

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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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