



**Broadmead Avenue, Worcester Park, Surrey KT4 7SW**  
**£650,000 Freehold**

A spacious, detached bungalow, located within this popular tree lined residential avenue, ideally located for Worcester Park town centre and mainline station (Waterloo), local shops and sought after schools. 20' Living room, three double bedrooms, kitchen/breakfast room, family shower room and cloakroom. Large loft with great potential to extend, subject to consent. South/West facing rear garden and garden to all remaining sides. Detached single garage and front drive providing further off street parking. No chain ahead. Viewing highly recommended. Exclusive to Browns Residential. E.P.C Rating D.





**ENTRANCE HALL:**

22'8 x 10'4 max (6.91m x 3.15m max)



**LIVING ROOM:**

20'1 x 12'2 (6.12m x 3.71m)



**KITCHEN/BREAKFAST ROOM:**

12'2 x 11'3 (3.71m x 3.43m)



**BEDROOM ONE:**

13'10 x 12'10 (4.22m x 3.91m)



**BEDROOM TWO:**

13'10 x 9'11 (4.22m x 3.02m)



**BEDROOM THREE:**

11'11 x 8'10 (3.63m x 2.69m)



**SHOWER ROOM:**

7'3 x 6 (2.21m x 1.83m)



**CLOAKROOM:**



**LARGE LOFT:**

Extension potential, subject to consent.

**SOUTH/WEST FACING GARDEN:**





**GARDEN: ALTERNATIVE VIEW:**



**ALTERNATIVE VIEW:**



**ALTERNATIVE VIEW:**



**REAR ELEVATION:**



**DETACHED SINGLE GARAGE:**

**FRONT DRIVE:**

Off street parking for one car on drive.

**PLEASE NOTE:**

We are advised by our client that the tenure is Freehold. Any interested party must obtain confirmation of these facts from their Solicitor. The systems and appliances have not been tested by the agent. Please note that our room sizes are quoted in imperial and metric.

**VIEWINGS:**

Viewings strictly through:- BROWNS RESIDENTIAL 020 8330 7557.

**ON THE INTERNET:**

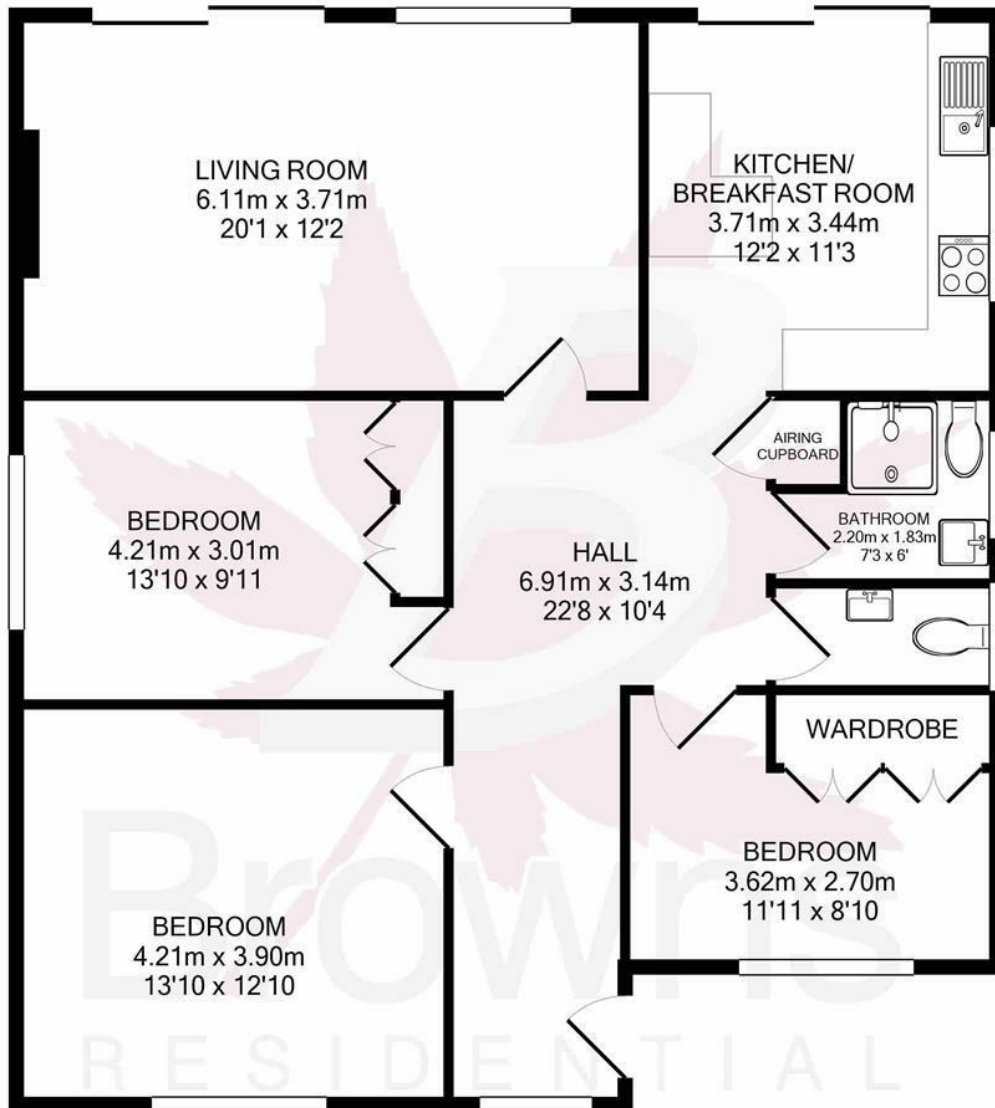
For complete property details please visit our web site [www.brownsresidential.co.uk](http://www.brownsresidential.co.uk) which is updated constantly.

**THINKING OF SELLING?:**

To get the Browns team working for you simply ask for a free valuation and we'll do the rest. Call 020 8330 7557.

**MORTGAGE ADVICE:**

Bentley Holmes Mortgage & Wealth Management was established by Grant Holmes in 2005. Grant has worked in Financial Services for over 20 years and specialises in the mortgage market. Grant and his team provide a service that is whole of market and has access to all lenders from both the High Street to the Private Banks. The range of services include first time buyers, home movers, remortgaging, bridging finance, buy to let and let to buy mortgages. Bentley Holmes will provide you with an advice and recommendation service, through assessing your needs ensuring you have the most suitable mortgage for your circumstances. All initial consultations are free, so you are welcome to check if you already have the best deal in place or see if there is something better. Browns Residential may receive a referral fee from Bentley Holmes for recommending their services to sellers, buyers, or other parties. The amount of the referral fee may differ from case to case. Browns Residential will notify all relevant parties once it has been made aware of the exact amount of fee payable.



Total Approx. Floor Area 96.2 Sq.M. (1036 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		