



Lavender Avenue, Worcester Park, Surrey KT4 8RR
£575,000 Freehold

A well presented, extended semi-detached four bedroom family home, set in this popular residential road close to local shops, superstores, schools and open spaces. Worcester Park town centre is also readily accessible with its mainline station (Waterloo). Through reception room and kitchen to the ground floor. Three bedrooms and family bathroom to the first floor. Large main bedroom with luxury en suite shower room to the second floor. Extensive mainly laid to lawn rear garden, with raised decked areas and side access. Single garage. Off street parking for up to two cars to the front drive. Viewing highly recommended. Exclusive to Browns Residential. E.P.C. Rating D.

ENTRANCE HALL:



THROUGH RECEPTION:



LOUNGE:
13'5 x 12'4 (4.09m x 3.76m)



DINING ROOM:
12'4 x 11'7 (3.76m x 3.53m)



KITCHEN:
7'9 x 6'11 (2.36m x 2.11m)



FIRST FLOOR LANDING:

BEDROOM TWO:

13'4 x 12'2 (4.06m x 3.71m)



BEDROOM THREE:

12'2 x 11'7 (3.71m x 3.53m)



BEDROOM FOUR/STUDY:

7'6 x 6' (2.29m x 1.83m)



FAMILY BATHROOM:

6'x 6' (1.83mx 1.83m)



SECOND FLOOR LANDING:

BEDROOM ONE:

16'10 x 10'8 (5.13m x 3.25m)



ALTERNATIVE VIEW:



EN SUITE SHOWER ROOM:

6'3 x 6' (1.91m x 1.83m)



EXTENSIVE REAR GARDEN:

Side access.



GARDEN: ALTERNATIVE VIEW:



ALTERNATIVE VIEW:



REAR ELEVATION:



SINGLE GARAGE:

13'2 x 7'10 (4.01m x 2.39m)

FRONT DRIVE:

Off street parking for up to two cars.

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:

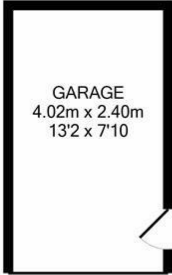
For complete property details please visit our web site www.brownsresidential.co.uk which is updated constantly.

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.



Ground Floor
Approx. Floor Area 48.6 Sq.M. (523 Sq.Ft.)

1st Floor
Approx. Floor Area 38.9 Sq.M. (419 Sq.Ft.)
Total Approx. Floor Area 113.2 Sq.M. (1218 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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2nd Floor
Approx. Floor Area 25.7 Sq.M. (277 Sq.Ft.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			67
(81-91) B			
(69-80) C			
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	