



  
HENLEY HOMES

82 Tudor Avenue | Worcester Park  
Surrey | KT4 8TX |



Spread over two floors this immaculately presented 3 bedroom 2 bathroom semidetached family home located within a popular tree lined road in Worcester Park. On the ground floor this spacious and light property comprises of two reception rooms, rear kitchen, bedroom and bathroom and separate WC. The first floor has two further double bedrooms one of them with an en-suite. Outside the secluded rear garden has a large patio area, home office and gym and well stocked flower beds. There is also a garage to the rear, off street parking and a large driveway at the front of the house housing 2 to 3 cars.

## Entrance Hall

Wood effect laminate flooring.

## Kitchen 12' 0" x 8' 4" (3.65m x 2.54m)

Double aspect, side patio door leading to the garden, space for washing machine, dishwasher and tumble dryer, gas hob, extractor hood, high and low level storage, space for fridge, part ceramic tiled walls.





**Sitting Room** 16' 9" x 13' 4" (5.10m x 4.06m)  
Front aspect, gas feature fireplace with limestone surround.

**Dining Room** 14' 3" x 13' 4" (4.34m x 4.06m)  
Rear aspect, patio doors leading on patio, solid wood flooring, pantry cupboard.

**Downstairs Cloakroom**  
Side aspect, wall mounted wash hand basin, wood effect laminate flooring, ceramic tiled walls, low level WC.

**Bedroom 3** 10' 11" x 8' 5" (3.32m x 2.56m)  
Front aspect, solid wood flooring.

**Family Bathroom** 7' 8" x 5' 6" (2.34m x 1.68m)  
Side aspect, wood effect laminate flooring, ceramic tiled floor, wash hand basin on pedestal, heated towel rail, panelled bath with separate hand held shower attachment.



**Bedroom 1** 16' 4" x 14' 9" (4.97m x 4.49m)

Front aspect, large bay window, built in wardrobes.

**En-suite**

Side aspect velux window, wood effect laminate floor, eaves storage, part tiled walls, wash hand basin on pedestal, low level WC, panelled bath with hand held shower attachment.

**Bedroom 2** 14' 10" x 10' 10" (4.52m x 3.30m)

Rear aspect, walk in wardrobe/storage/hanging space.





**Home Office** 15' 8" x 10' 8" (4.77m x 3.25m)

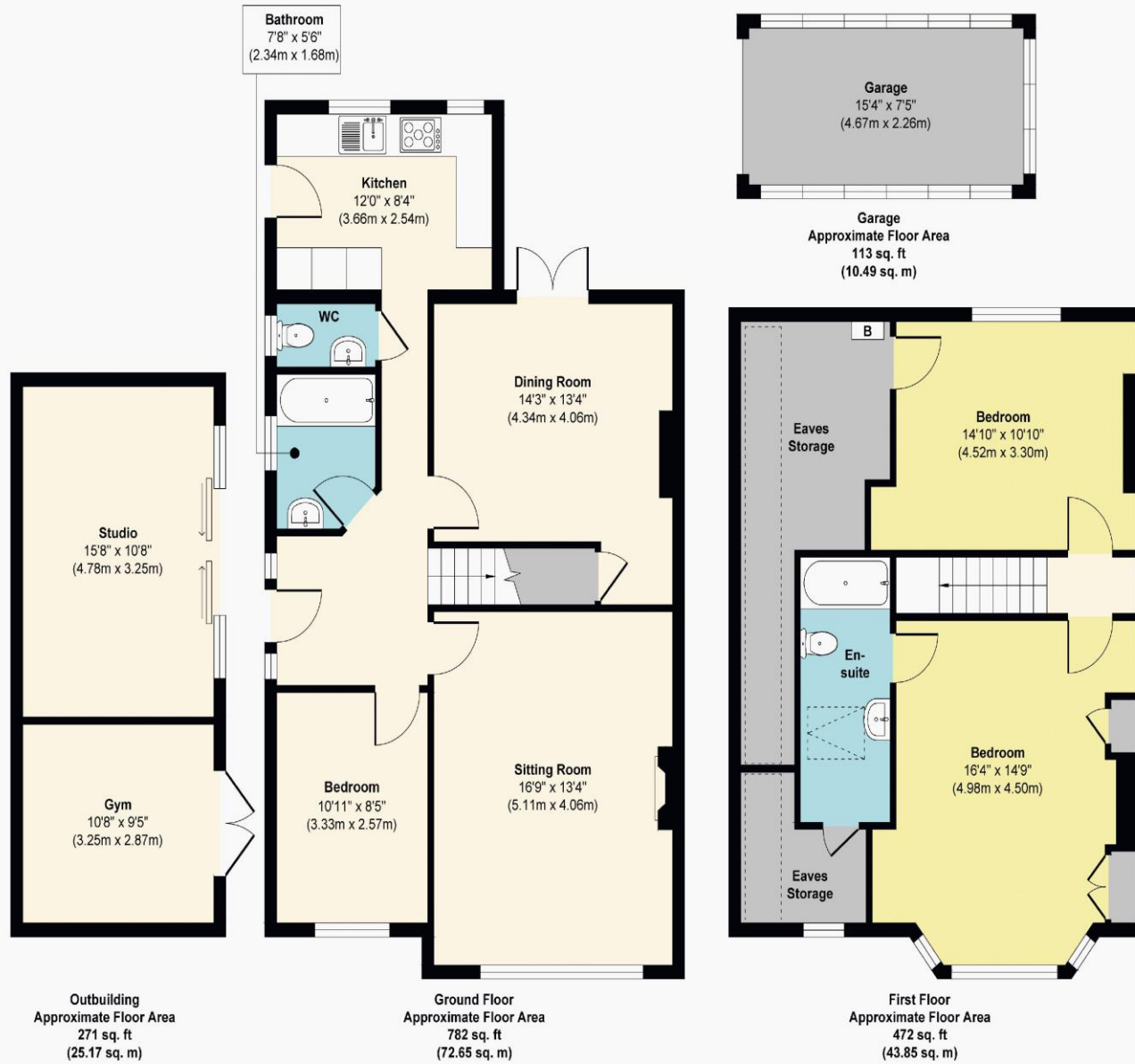
**Gym** 10' 8" x 9' 5" (3.25m x 2.87m)

**Garage** 15' 4" x 7' 5" (4.67m x 2.26m)

**Garden** 95' 0" x 30' 0" (28.93m x 9.14m)




# Tudor Avenue KT4



**Approx. Gross Internal Floor Area 1254 sq. ft / 116.50 sq. m**  
**Approx. Gross Internal Floor Area 384 sq. ft / 35.56 sq. m (Garage & Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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