

**Oaks Avenue, KT3**

Guide Price £1,150,000-£1,200,000

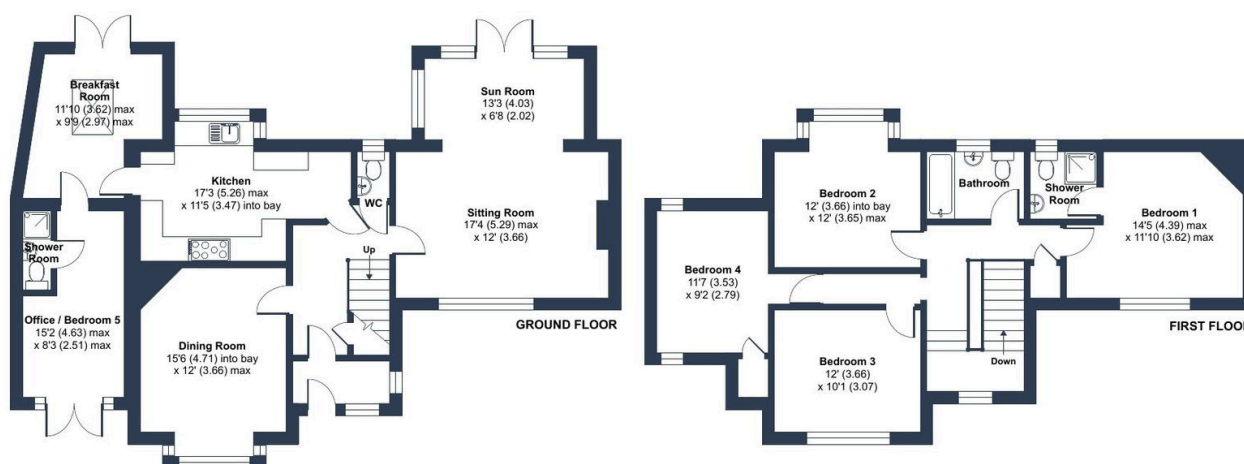
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Please Quote Ref AA1262 For All Enquiries – Guide Price £1,150,000 - £1,200,000- This distinguished detached residence (1874sqft) occupies a generous plot on one of Worcester Park's most sought-after streets, offering an exceptional opportunity for discerning buyers seeking space, character, and flexibility.

## Key Features

- Please Quote Ref AA1262 For All Enquiries
- Elegant sitting room with working open fireplace and French doors to sunroom
- Kitchen with garden views, range cooker and adjoining breakfast room
- Four double bedrooms upstairs, including a second en-suite
- Gated driveway with parking for several cars and private pedestrian access
- Distinguished detached home (1874sqft) on one of Worcester Park's most sought-after roads
- Solid wood flooring and charming feature fireplaces throughout
- Ground floor office/guest bedroom with en-suite – ideal for flexible living
- 100ft rear garden with patio, mature planting and huge potential
- Generous plot with lapsed planning permission and further potential to extend (STPP)



Approximate Area = 1874 sq ft / 174 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Alex Harvey Estate Agents. REF: 1243293