



Tudor Avenue, Worcester Park

The **PERSONAL** Agent

Offers Over £900,000

Freehold

- Bay Fronted Detached Residence
- Enclosed Entrance Porch
- Hallway + Downstairs Cloakroom
- Formal Dining Room
- Kitchen with Lean-to/Utility Room
- Double Aspect Sitting Room
- Four Double Bedrooms
- Shower Room With Separate W.C
- Well Established Level Rear Garden
- Driveway, Garage and No Onward Chain



An attractive four bedroom detached family home with driveway, attached tandem garage and well established level rear garden. The property offers further potential for extension S.T.P.P and is situated in a highly sought after residential road in Worcester Park. NO ONWARD CHAIN.

This elegant 1930's character residence has been lovingly cared for over the years and now offers the unique opportunity for the next owner and their family to enjoy and modernise accordingly to their own size requirements and personal taste.

You approach the home via a private driveway which leads to an attached tandem garage with electric roller door and enclosed entrance porch with door through to the entrance hallway with turning staircase to the first floor and a handy downstairs cloakroom.

The ground floor accommodation consists of a formal dining

room with double glazed bay window to the front aspect and a spacious double aspect sitting room with inglenook style feature fireplace, with beamed effect walls and ceiling and a sun lounge seating area with double glazed windows and french doors which overlook and lead out to secluded rear garden.

The kitchen is fitted with a matching range of floor and wall mounted units in white with ample worktop space and space and plumbing for kitchen appliances with double glazed windows and door to a practical lean-to/utility room with access to the outside.

Upstairs there are four double bedrooms all with double glazed windows, radiators and a shower room with wash hand basin and vanity storage and a separate cloakroom with w.c.

A particular feature is the well established level rear garden laid mainly to lawn with paved terrace and a raised feature

fishpond, pergola, wooden summer house and green house, all enclosed by border fencing and flowerbeds stocked with a variety of plants, trees and shrubs.

Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport. There are a good choice of local schools for all ages including Cheam Common Infants and Juniors, Nonsuch Primary and High School for Girls and Sutton Grammar to name a few.

The property is within walking distance of both Stoneleigh and Worcester Park mainline rail stations with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports, making this property ideal for a commuter too.

Tenure - Freehold



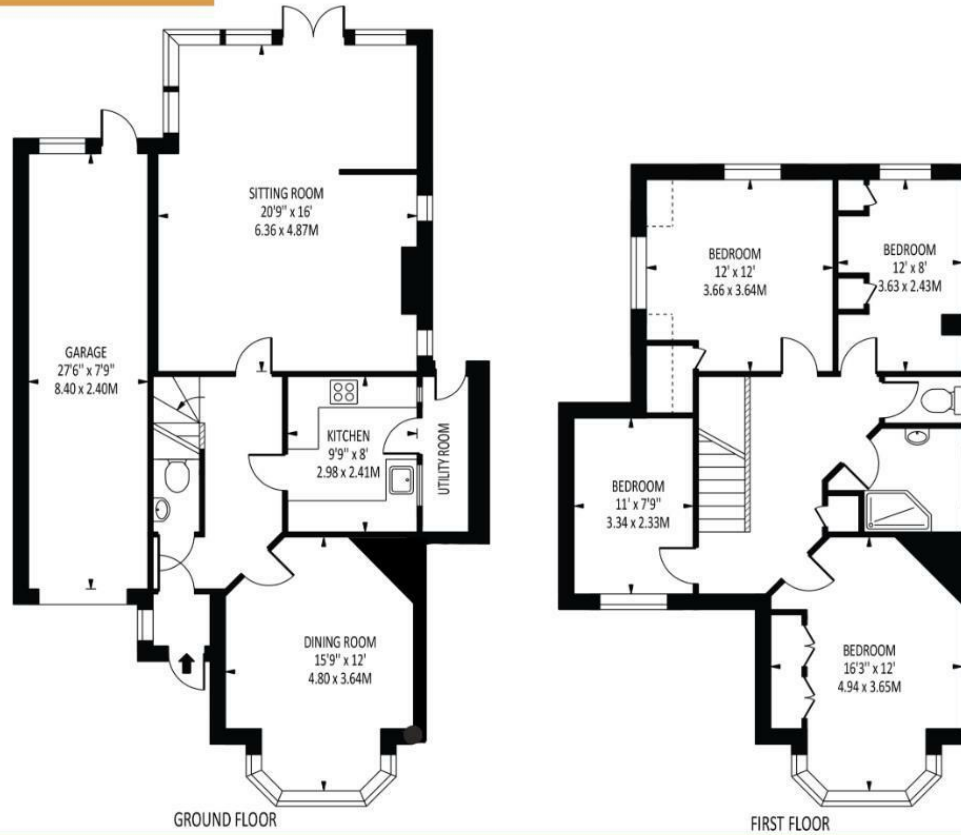


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Tudor Avenue

Total Area: 1715 SQ FT • 159.32 SQ M
(Including Garage)
Garage Area : 217 SQ FT • 20.16 SQ M



GROUND FLOOR

FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

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