



**Price**  
**£575,000**

**Freehold**

3x  1x  1x 

**Browning Avenue,  
Worcester Park,  
Worcester Park, Surrey,  
KT4**

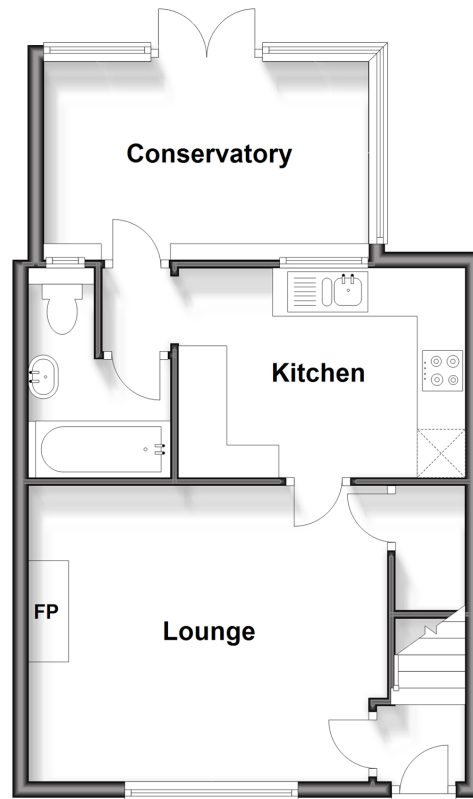
**OVER 60?**

Secure this property  
for up to **59% less!**

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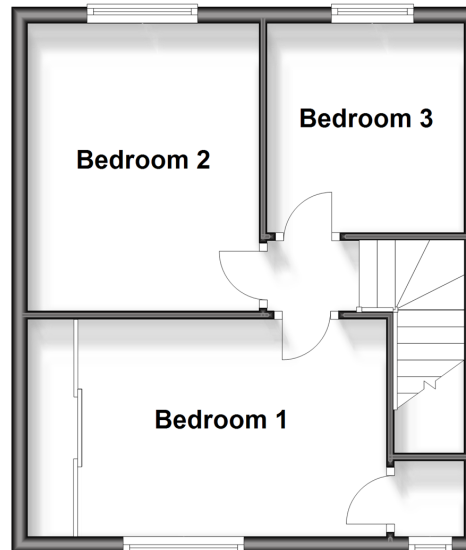
## Ground Floor

Approx. 44.8 sq. metres (482.6 sq. feet)



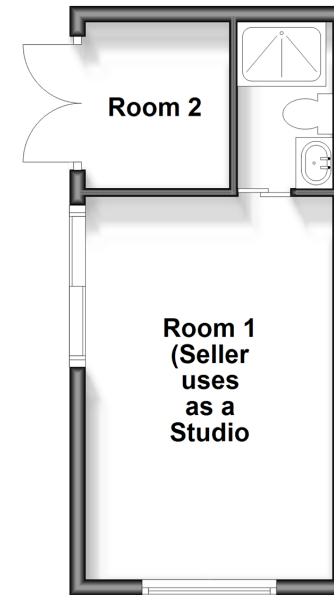
## First Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



## Outbuilding

Approx. 21.2 sq. metres (228.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Lobby

Lounge: 14'8 x 12'2 (4.47m x 3.71m)

Kitchen: 11'7 x 8'5 (3.53m x 2.57m)

Bathroom: 9'0 x 5'6 (2.75m x 1.68m)

Conservatory: 12'6 x 7'9 (3.81m x 2.36m)

### FIRST FLOOR

Landing

Bedroom 1: 12'9 up to fitted wardrobes x 9'0  
(3.89m x 2.75m)

Bedroom 2: 11'7 x 9'6 (3.53m x 2.90m)

Bedroom 3: 9'2 x 8'0 (2.80m x 2.44m)

### OUT BUILDING

Room 1 (Seller uses as Studio): 15'5 x 10'0  
(4.70m x 3.05m)

Shower Room

Room 2

### OUTSIDE

Driveway

Rear Garden





## Main features

- Well presented and in good condition
- Bespoke Garden studio with full electrics, heating and shower room
- Conservatory and large rear garden
- Unique loft space which can be used as an office
- Close to transport links so ideal for commuters
- Driveway parking for 2 cars

## Nearest Schools

Primary Schools: Green Lane Primary and Nursery School 0.2 miles, Dorchester Primary 0.2 miles, Cheam Common Junior School 0.5 miles  
Secondary Schools: Coombe Boys' School 0.9 miles, Richard Challoner School 1.2 miles

## Transport Information

Train Stations: Worcester Park 0.4 miles, Motspur Park 0.8 miles, Malden Manor 1.1 miles

## Address

Browning Avenue, Worcester Park, Worcester Park, Surrey, KT4

## Directions

For directions to this property please contact us.





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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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