



Tudor Avenue, Worcester Park, KT4 8TX
Offers In Excess Of £825,000 - Freehold



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**WILLIAMS
HARLOW**



Williams Harlow – A generational family home offered to market once again after many years of happy family memories. With lots of potential to create your dream home, this detached family home can be found in one of Worcester Parks premier roads; great for Nonsuch Park and Nonsuch primary. A gem for any savvy buyer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	











The Property

A three bedroom detached house, with three reception rooms, kitchen and bathroom. The attached garage has direct access into the conservatory and the home beyond. The property is immaculate, obviously owned with pride, it gleams and some of the décor is slightly old fashioned but very high quality. I would imagine, extensions being added in a host of ways by families who wish to maximise the opportunity on offer.

Outdoor Space

The long garage to the side is handy both as is and also with an option to replace with a wraparound addition/conversion. The frontage, with its driveway, is very low maintenance but still very attractive. The rear garden is private and mature, measuring just under 90ft.

The Local Area

This property benefits from being in close proximity to Nonsuch Park and Worcester Park High Street providing comprehensive shopping and eateries including: Waitrose, Sainsbury's, Nando's and Pizza Express to name a few. In addition, the local train station which offers access to London Waterloo in under half an hour. With other highstreets and towns including North Cheam, Stoneleigh and Ewell also close by, diversified amenities await. It also is situated close to the A3 offering great access for those wishing to drive into London and also out towards both London Gatwick and Heathrow. The area is very popular for affluent families, with lots of larger houses in the immediate area.

Why You Should View

Sought after road, lots of potential, detached and close to excellent local features, this should definitely serve any buyer well for another 30 years to come.

Vendor Thoughts

“This was our dream house when we moved here from Morden, It holds so many dear memories for me. However, with the help of my family, now is the time to downsize”

Local Transport

- Worcester Park Station - Dorking – to Waterloo service, 25 mins , Guildford to Waterloo, 35 mins
 - Stoneleigh Station – Dorking – to Waterloo 6 stops 32 mins , Guildford to Waterloo, 28 mins
- West Sutton Station - Thames Link, Sutton to St Albans via City circa 40 mins
- Buses to include:
- 151 Worcester Park to Wallington via Sutton
 - 213 Kingston to Sutton via Worcester Park
 - 613 Tolworth to Sutton (school days)
 - 627 Wallington to Worcester Park (school days)
 - SL7 Heathrow to West Croydon

Local Schools

- Cheam Common Junior Academy State School Ofsted: Good
- Meadow Primary School State School Ofsted: Good
- Cheam Common Infants' Academy State School Ofsted: Good
- Nonsuch Primary School State School Ofsted: Good
- Cheam High State School: Outstanding

Pointers

- Three Bedrooms - Detached - Three Reception Rooms - Immaculate - Circa 90 Ft R.Gdn - Driveway - Close to Nonsuch Park - Premier Road -

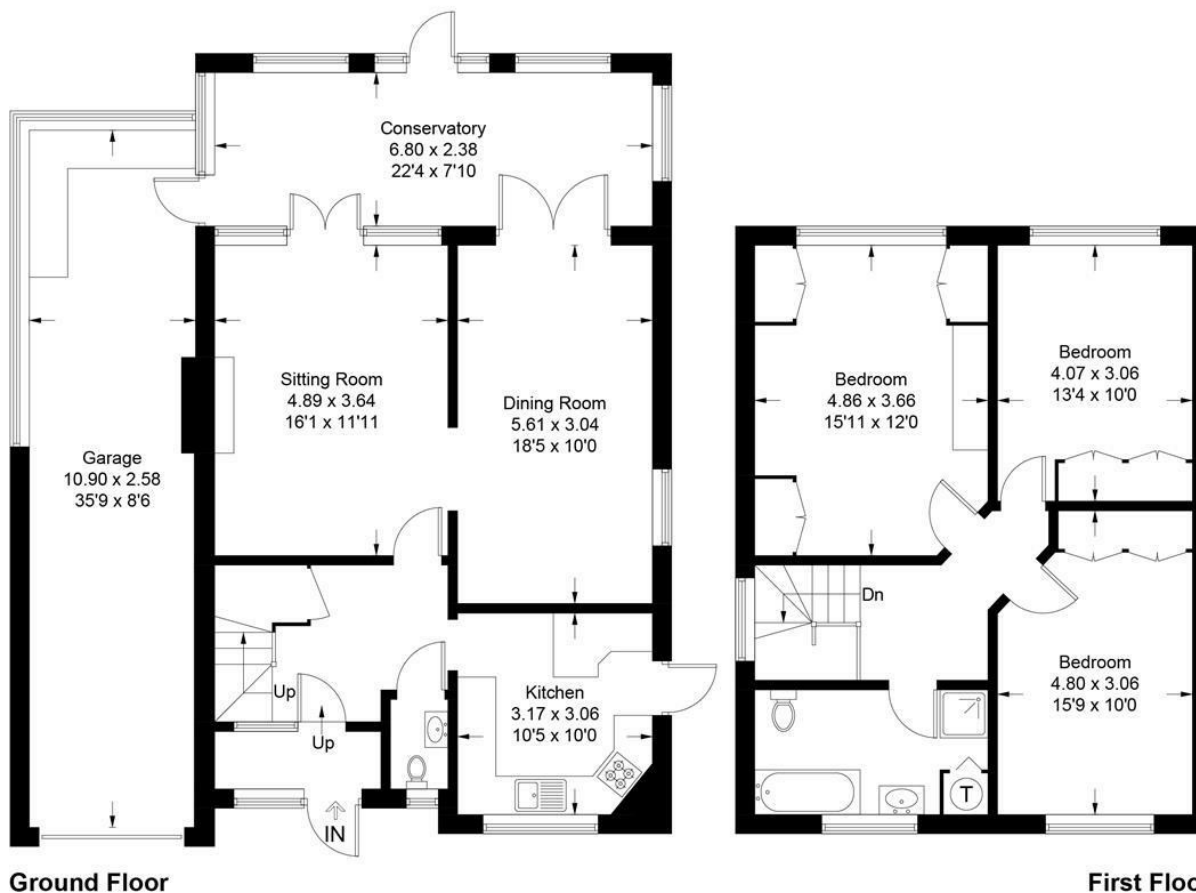
EPC AND COUNCIL TAX

D AND F



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Approximate Gross Internal Area = 170.2 sq m / 1832 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1100352)

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