

## Mayfair Avenue Worcester Park KT4



- **Spacious Five Bedroom Semi Detached House**
- **Excellent Living Accommodation**
- **Integrated Garage**
- **South West Facing Garden**
- **Off Street Parking**
- **Potential to Extend Further (STPP)**

**Price £985,000**

A remarkably spacious five bedroom semi-detached family home that offers a versatile layout, having been a practical family house for a growing family, over many years. A wide driveway to the front of the property and an established mature garden to the rear complete this imposing family home. Already extended, there is further scope to extend (STPP) or amend the layout if desired. The initial entrance incorporates a glass porch leading into a good sized hallway, a double reception with patio doors onto the garden, with plenty of patio area for outdoor furniture, a perfect spot to watch the sun go down. An eat-in kitchen/breakfast room, downstairs cloakroom and integrated garage completing the ground floor layout. On the first floor there are two large double bedrooms, three further bedrooms any which could be used as a dedicated workspace, a family bathroom and separate shower room. Located in this popular area within easy reach of local amenities and walking distance of Worcester Park Station. No onward chain.

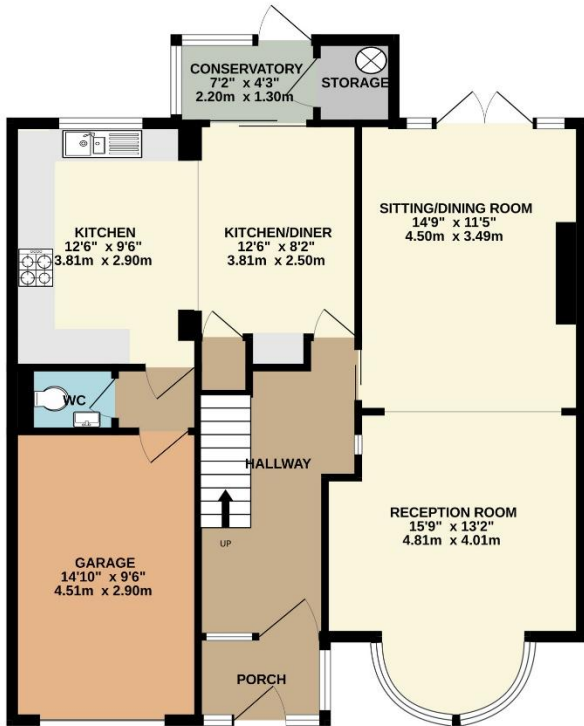




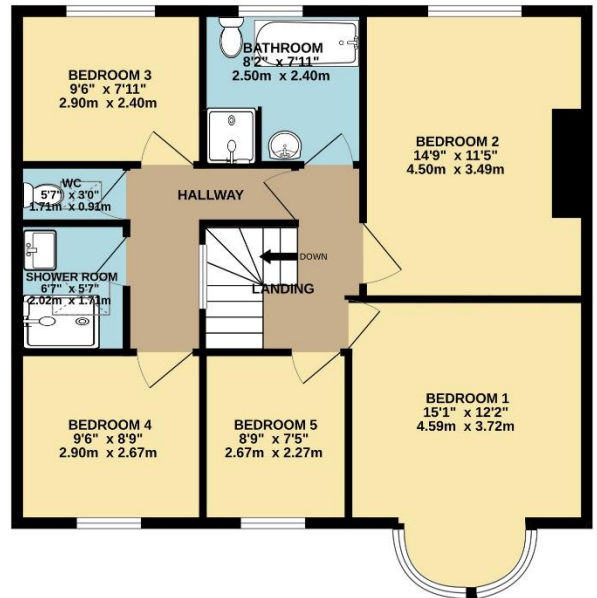




**GROUND FLOOR**  
899 sq.ft. (83.6 sq.m.) approx.



**1ST FLOOR**  
777 sq.ft. (72.2 sq.m.) approx.



**TOTAL FLOOR AREA: 1677 sq.ft. (155.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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