



KAYBRIDGE  
RESIDENTIAL



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**Browning Avenue, Worcester Park**

Worcester Park

Guide Price **£565,000**

# Browning Avenue

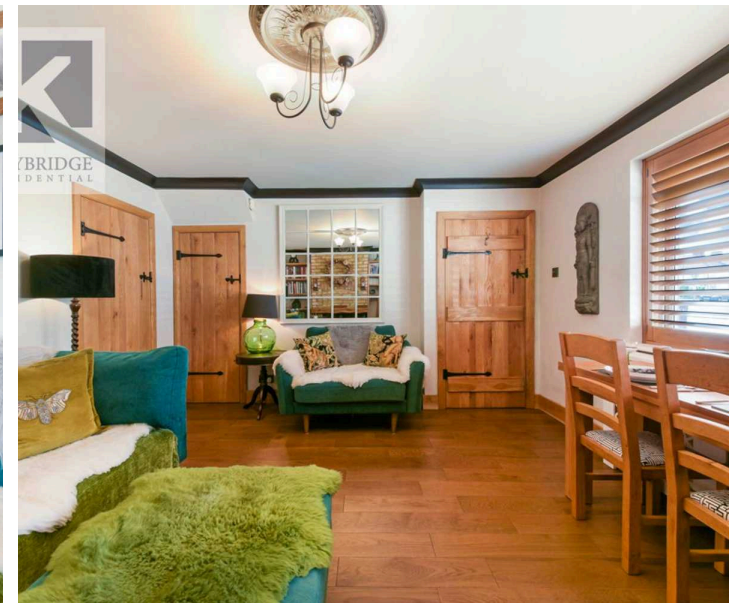
## Worcester Park

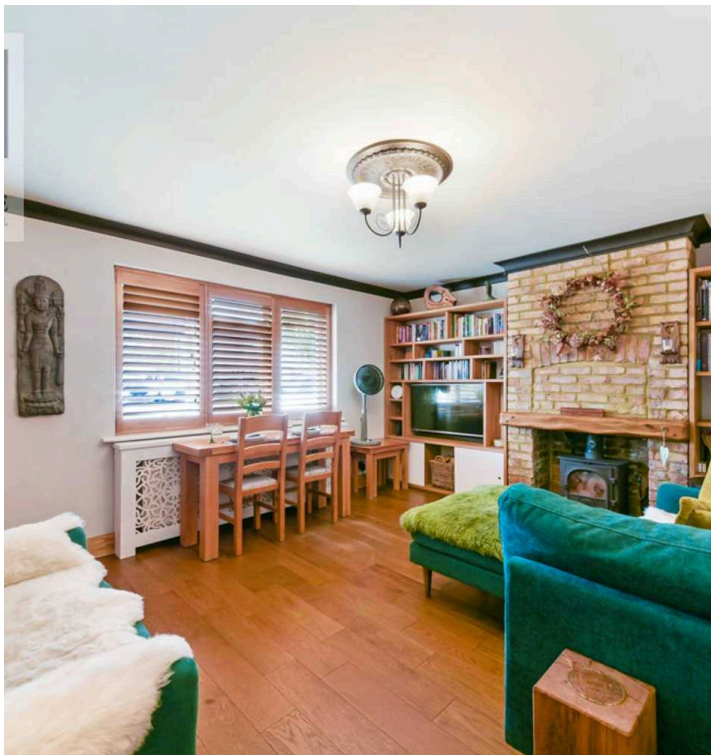
- Three bedrooms
- Close proximity to good schools and mainline station
- Outhouse/studio with bathroom
- Immaculately presented throughout
- Walking distance to amenities
- Modern bathroom and kitchen
- Landscaped garden
- Good sized loft room
- Off street parking

\*\*\*GUIDE PRICE £565,000-£575,000\*\*\*

Introducing this exquisite 3-bedroom mid-terraced house, nestled within close proximity to prominent schools and a mainline station, making it an ideal home for families and commuters alike. The property boasts three spacious double bedrooms, along with an additional outhouse/studio equipped with a bathroom, offering versatile living options.

Immaculately presented throughout, this residence effortlessly blends modern design with comfort. The meticulously maintained interior features a contemporary bathroom and kitchen, while the landscaped garden provides a serene outdoor sanctuary. Within walking distance, residents can access a myriad of amenities, ensuring convenience and a dynamic lifestyle. Off street parking for two cars further adds to the convenience this property provides.



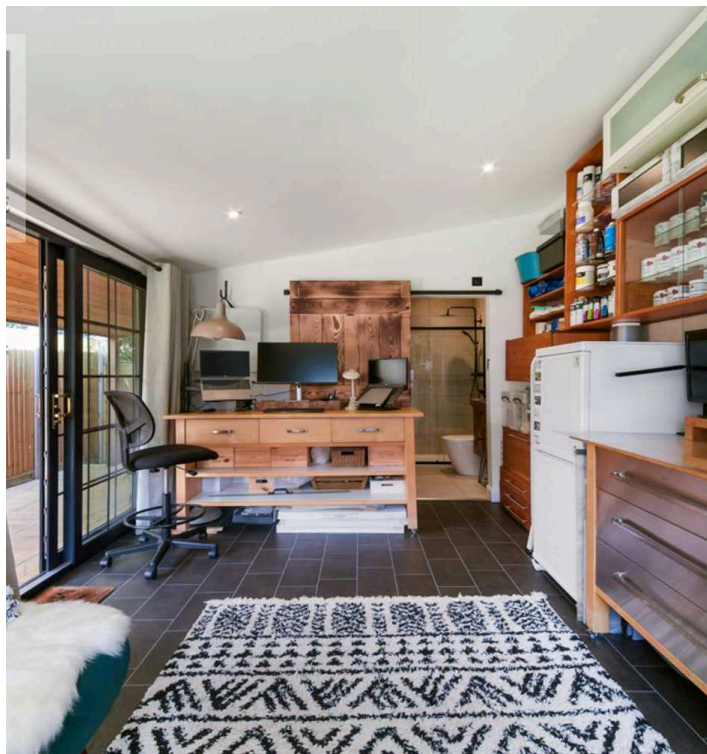


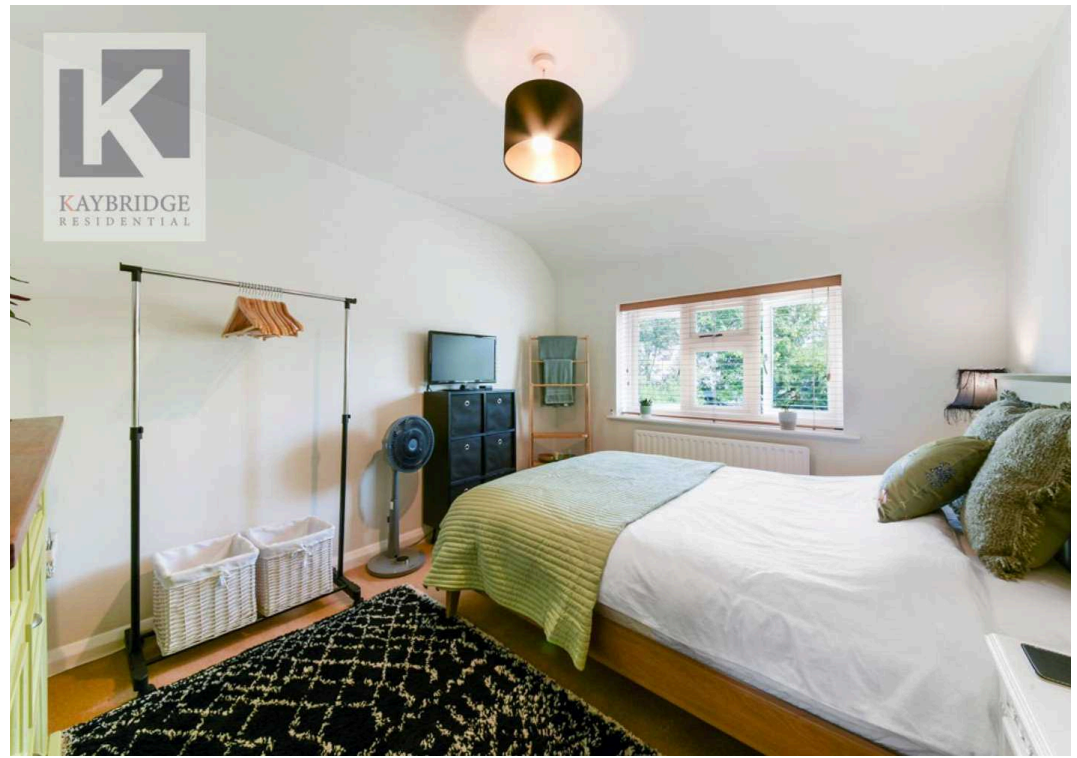
## Browning Avenue

Completing this property is a good-sized loft room, providing additional space for various uses. With its prime location, high-quality finishes, and versatile layout, this property offers a rare opportunity for those seeking a harmonious blend of comfort, style, and functionality in their next home.

Council Tax band: D

Tenure: Freehold



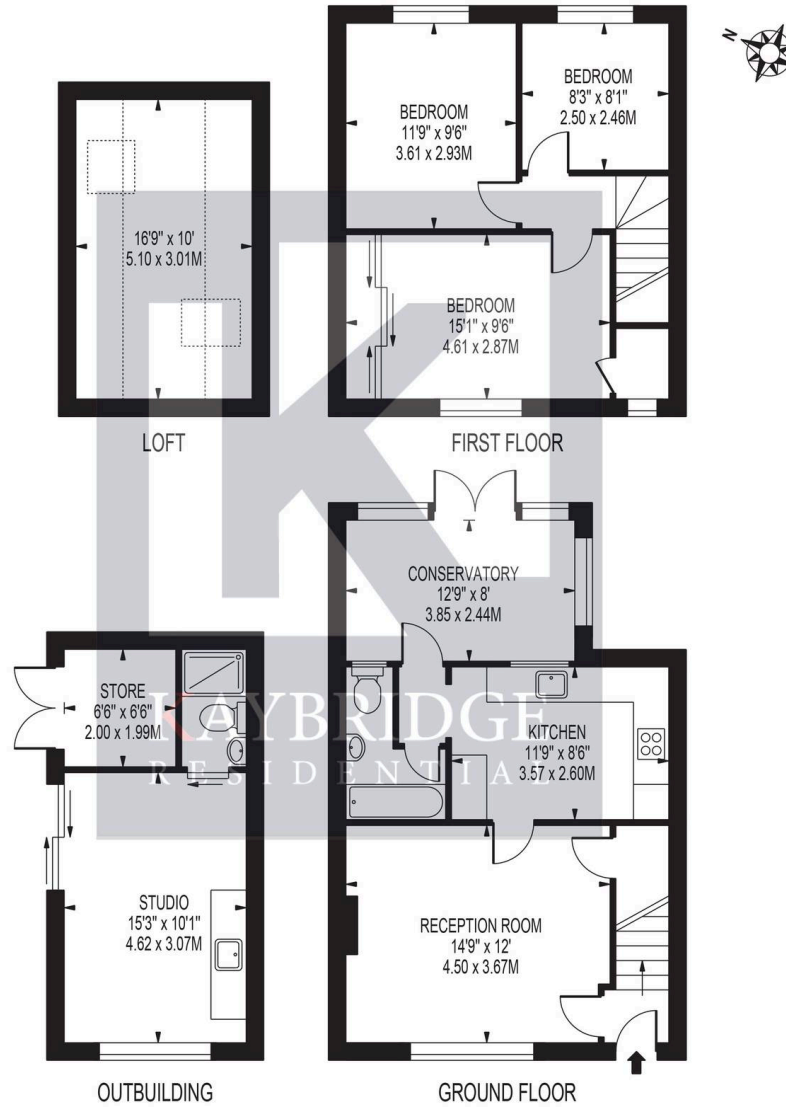


# BROWNING AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1027 SQ FT - 95.45 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 88 SQ FT - 8.16 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 224 SQ FT - 20.77 SQ M



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 OR 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.



## Kaybridge Residential Epsom

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