



Oaks Avenue, Worcester Park

The PERSONAL Agent

# Guide Price £800,000

## Freehold

- Chalet Style Semi Detached House With No Chain
- Sought After Residential Road
- Welcoming Reception Hall
- Downstairs Shower Room and W.C
- Lounge With Bay Window To Front
- Separate Dining/Family Room
- Tasteful Fully Fitted Kitchen with Adjoining Utility Room
- Study/Bedroom Five
- Four First Floor Bedrooms and Family Bathroom
- Well Established Garden With Summer House/Office.

A spacious four/five bedroom chalet style semi detached home, ideally positioned on one of Worcester Park's most sought after roads and offered to the market with no onward chain.

This versatile property provides excellent living accommodation, perfectly suited to family life, with flexible space that can be adapted to suit a variety of needs.

Located just a short walk from the open green spaces of historic Nonsuch Park, the home also benefits from proximity to a selection of highly regarded local schools, making it an ideal choice for families.

The property boasts a level, secluded rear garden, thoughtfully maintained and offering a peaceful retreat. A detached summer house/home office adds further practicality, perfect for remote working or leisure use. To the front, a generous driveway provides ample off road parking.

This is a rare opportunity to acquire a well located, flexible family home in a prime residential setting.



Upon entering the home, you are welcomed by a spacious reception hall, which provides convenient access to a downstairs WC with adjoining shower room, ideal for guests and perfectly serving the fifth bedroom or study located opposite.

To the front of the property, a bright and spacious lounge features a large bay window, flooding the room with natural light. A second reception room offers excellent versatility, whether used as a formal dining room for entertaining or a family room for everyday living. From here, there is access to the thoughtfully designed kitchen, which offers ample cupboard storage and generous worktop space. The kitchen is further complemented by a practical utility room, providing space for appliances and direct access to the rear garden.

Upstairs, the chalet style design truly shines, offering four well proportioned bedrooms along with a modern family bathroom, creating an ideal layout for growing families.

Externally, the property continues to impress. A paved terrace leads out to an expansive, level lawn, perfect for outdoor

enjoyment with an additional seating area and access to a detached summer house/home office. There is a handy wooden timber shed and gated side access which leads back to the front of the property, where a driveway provides off road parking for several vehicles.

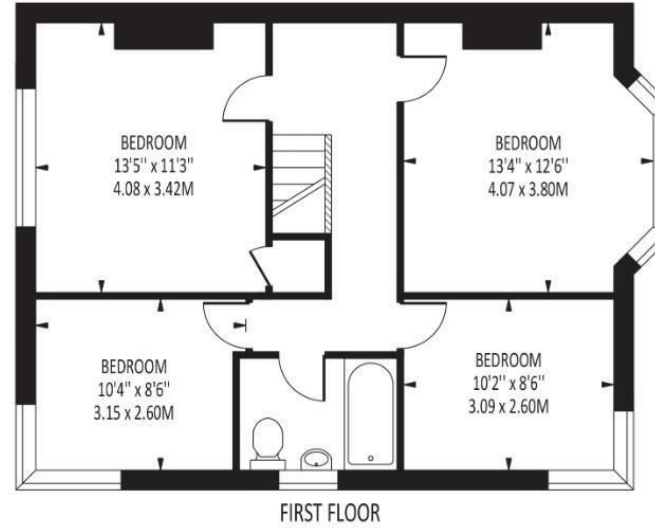
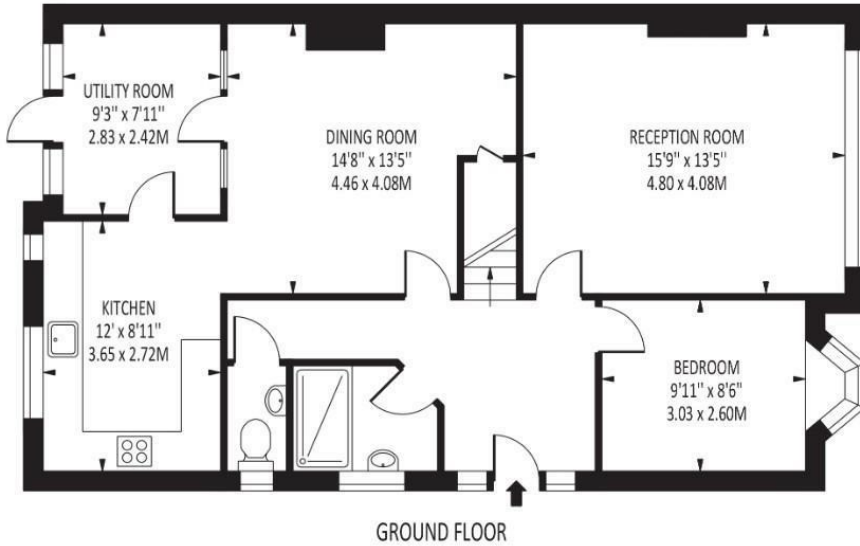
Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport. There are a good choice of local schools for all ages including Cheam Common 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  
Council Tax: Band- F







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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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