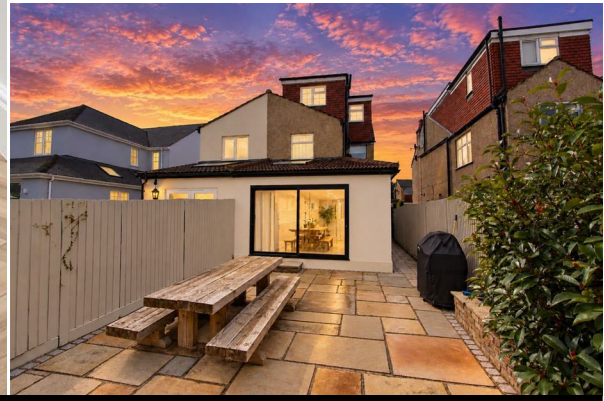








28 Clarkes Avenue, Worcester Park, KT4 8PZ

Guide price £650,000

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WH WATSON HOMES
Estate Agents

28 Clarkes Avenue, Worcester Park, KT4 8PZ

Overview

Watson Homes Cheam are delighted to offer this exquisite four-bedroom house located on Clarkes Avenue in Worcester Park. Spanning an impressive 1,395 square feet, this property offers a perfect blend of modern living and elegant design.

The stunning decor throughout the property showcases high specifications and attention to detail, making it an ideal space for both relaxation and entertaining.

The house features four spacious bedrooms, providing ample room for family and guests. With two well-appointed bathrooms, morning routines will be a breeze.

One of the standout features of this property is the breathtaking, showstopping kitchen, with a magnificent oversized island taking centre stage as its stunning focal point.

The property further benefits from a private driveway, offering added convenience and valuable off-street parking.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it perfect for families or anyone looking to enjoy a vibrant community lifestyle.

In summary, this stunning four-bedroom, two-bathroom house on Clarkes Avenue is a remarkable opportunity for those seeking a high-spec home in Worcester Park. With its beautiful decor, spacious layout, and convenient parking, it is sure to impress. Do not miss the chance to make this exceptional property your new home.

28 Clarkes Avenue, Worcester Park, KT4 8PZ

Accommodation

Entrance
Obscure-glazed wooden front door leading to:

Open-Plan Lounge/Family Room
Double-glazed window to the front aspect, UPVC double-glazed window to the side aspect, two modern radiators, bespoke fitted shelving with wine rack and storage cupboards, coved ceiling and herringbone flooring.

Kitchen/Diner
Modern range of fitted wall units with matching cupboards and drawers below, quartz worktops incorporating a Bosch induction hob & quartz splashback. Kitchen island with breakfast bar and inset sink with mixer tap & wine fridge. Integrated Bosch fridge/freezer, Bosch double oven and microwave, integrated dishwasher and washer, cupboard housing the boiler, pantry unit with quartz interior, modern radiator, herringbone flooring, feature panelled walls, two Velux windows and double-glazed sliding doors to the rear aspect.

Downstairs WC
Comprising a low-level WC with push-button flush, lusso stone wash hand basin with mixer tap, heated towel rail, display lighting and herringbone flooring.

Bedroom Two
UPVC double-glazed window to the rear aspect, double-panel radiator and coved ceiling.

Bedroom Three
Double-glazed windows to the front aspect, double-panel radiator, coved ceiling and built-in wardrobe.

Bedroom Four
UPVC double-glazed window to the rear aspect and double-panel radiator.

Bathroom
Comprising a tiled shower cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level WC with push-button flush, heated chrome towel rail, obscure double-glazed window to the side aspect, extractor fan, tiled walls and tiled flooring.

Stairs to Second-Floor Landing

Velux window to the front aspect.

Main Bedroom
UPVC double-glazed window to the rear aspect, Velux window to the front aspect, fitted wardrobes, access to eaves storage and double-panel radiator.

En-Suite Bathroom
Luxury four-piece suite comprising a marble tiled shower cubicle with thermostatic shower, roll-top bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level WC with push-button flush, heated chrome towel rail, feature panelled walls, shaver point, obscure double-glazed window to the rear aspect and extractor fan.

Rear Garden – Approximately 45ft
Large paved patio area with raised flower beds to the side, storage shed, fenced boundaries, outside tap and gated side access.

Front
Block-paved driveway providing off-street parking for two vehicles.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete




The Blackfriar


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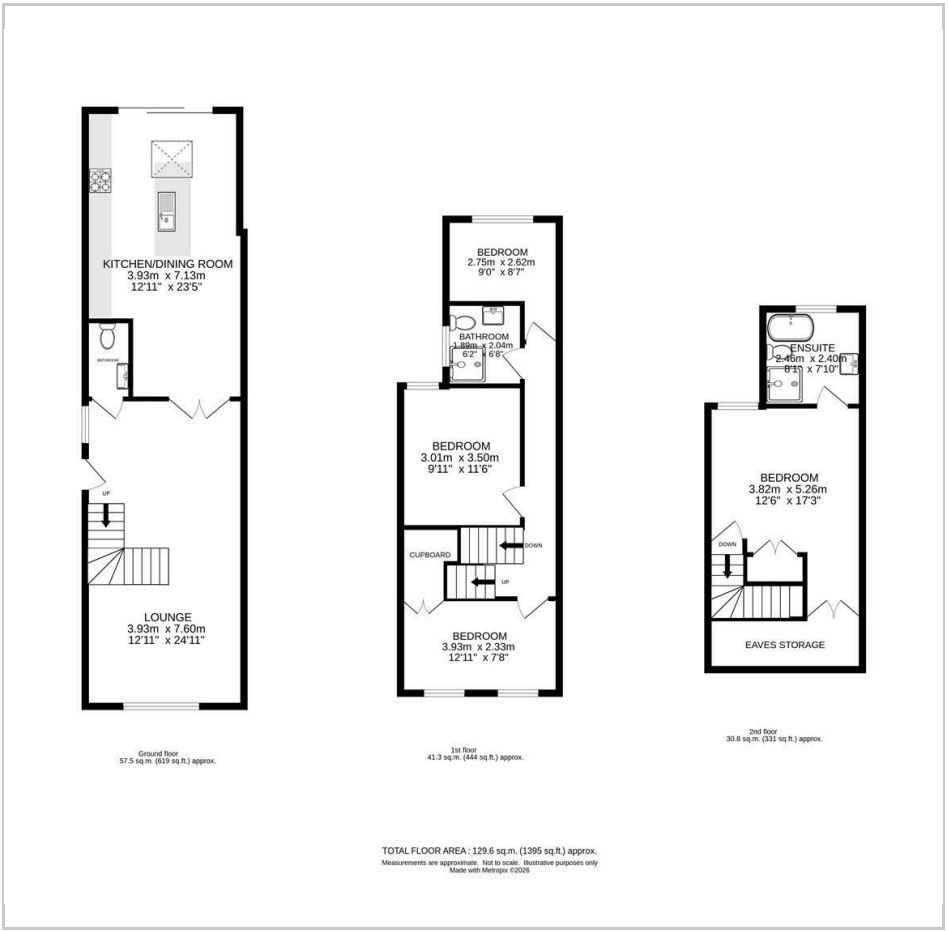

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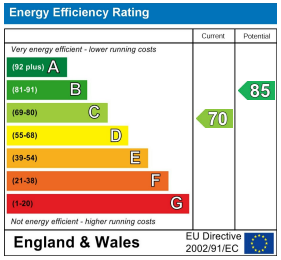

FOR SALE
WATSON
HOMES
020 3196 1686

Floor Plan



Additional Information

Sellers have renovated the property throughout after buying in 2021.
The property has a combi boiler which is serviced annually. Boiler fitted 12/12/2022.
Downstairs re wired when kitchen was done and new fuse board fitted.
Fence is the left side
The property is Freehold.
Sellers bought property in 2021 and are upsizing - To find.
Rear extension and loft conversion were completed prior to buying, current sellers knocked through ground floor to make it all open-plan in 2023.



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686
if you wish to arrange a viewing appointment for this

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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