



GREENFIELD
EST. 1985

Stoneleigh Avenue, Worcester Park – KT4 8XY

Worcester Park

Guide Price £525,000

78 Stoneleigh Avenue

Worcester Park

- Three-bedroom terraced house
- Prime Worcester Park location
- Requires modernisation throughout
- Excellent opportunity to add value
- Ideal family home or investment project
- Close to Stoneleigh and Worcester Park stations
- Near highly regarded local schools

Situated on one of Worcester Park's most sought-after residential roads, this **three-bedroom terraced family home** presents an exciting opportunity for buyers looking to create their ideal home. Requiring modernisation throughout, the property offers excellent potential to refurbish and personalise to individual tastes, while also benefiting from scope to extend to the rear and into the loft, subject to the necessary planning permissions and building regulations.

The accommodation currently comprises a spacious reception room, kitchen, three well-proportioned bedrooms, and a family bathroom. The generous rear garden provides further potential for extension and outdoor entertaining, making this an ideal project for families, developers, or those looking to add value.



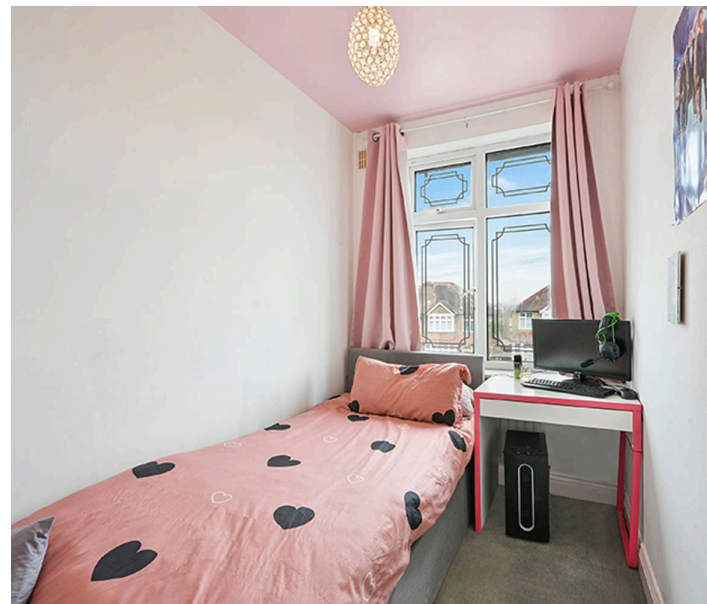


Located on the highly desirable **Stoneleigh Avenue**, the property is within easy reach of **Stoneleigh and Worcester Park railway stations**, offering direct services into London Waterloo. The area is also well served by excellent local schools, parks, and a wide range of amenities.

This is a rare opportunity to acquire a property with outstanding potential in a prime location and transform it into a fantastic long-term family home.

Council Tax band: D

Tenure: Freehold

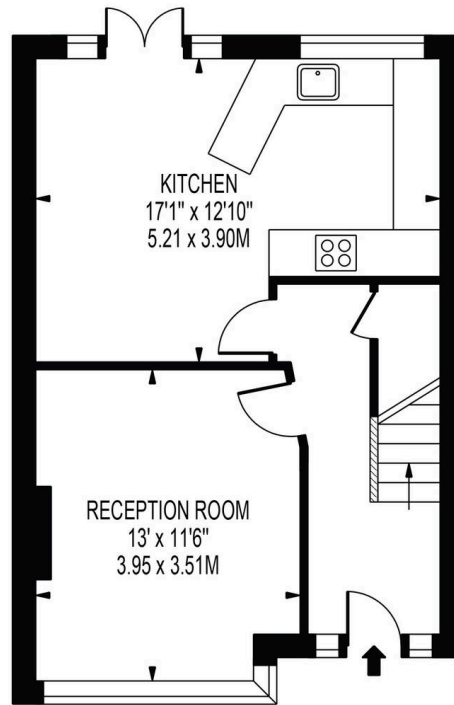




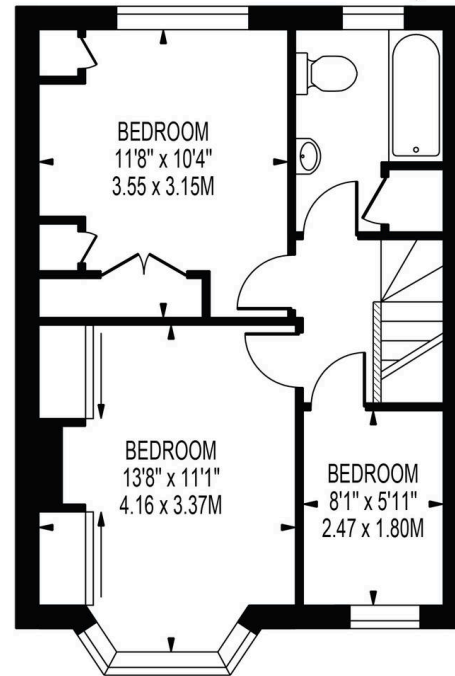


STONELEIGH AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 857 SQ FT - 79.66 SQ M



GROUND FLOOR



FIRST FLOOR

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.



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