

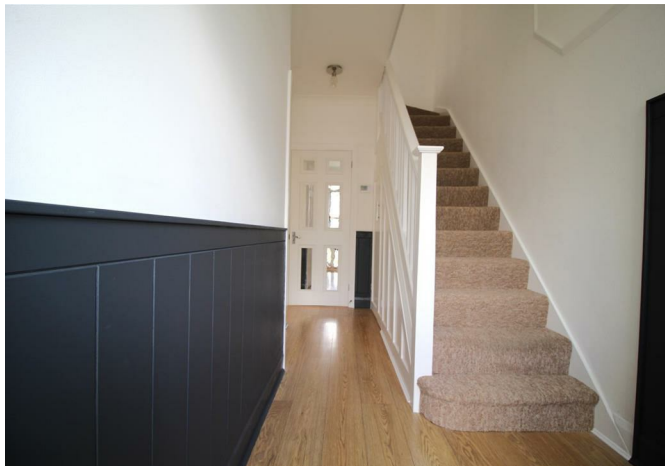
**Mark Anthony**

Estate Agents



235 Stoneleigh Avenue, Worcester Park, KT4 8YB  
£625,000

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## 235 Stoneleigh Avenue, Worcester Park, KT4 8YB

**£625,000**

Mark Anthony Estate Agents are delighted to bring to the market this immaculately presented four bedroom family home situated in a highly desirable area within walking distance of Stoneleigh Broadway, Stoneleigh and Worcester Park mainline stations and outstanding schools.

The accommodation modernised by the current vendors provides light and airy free flowing accommodation set over three floors.

The accommodation is accessed via a most welcoming entrance hallway with oak flooring a theme throughout the ground floor. Leading to a formal reception room with deep bay window, a lovely space to relax. To the rear is the heart of the home a superb open plan kitchen / dining / family room flooded with natural light providing the perfect space for entertaining and family life. The ground floor accommodation is completed with a cloakroom.

The first floor provides the traditional 1930's layout with two double bedrooms, single bedroom and a modern family bathroom. Staircase leading to loft conversion providing a light and airy bedroom and offering the scope for further development to include an ensuite subject to the usual planning consents.

The rear garden predominantly laid to lawn with deep patio provides a great space for the family. The frontage provides off street parking, and an electric car charge could easily be installed if required.

Brought to the market with no onward chain this fabulous family home warrants immediate viewing.

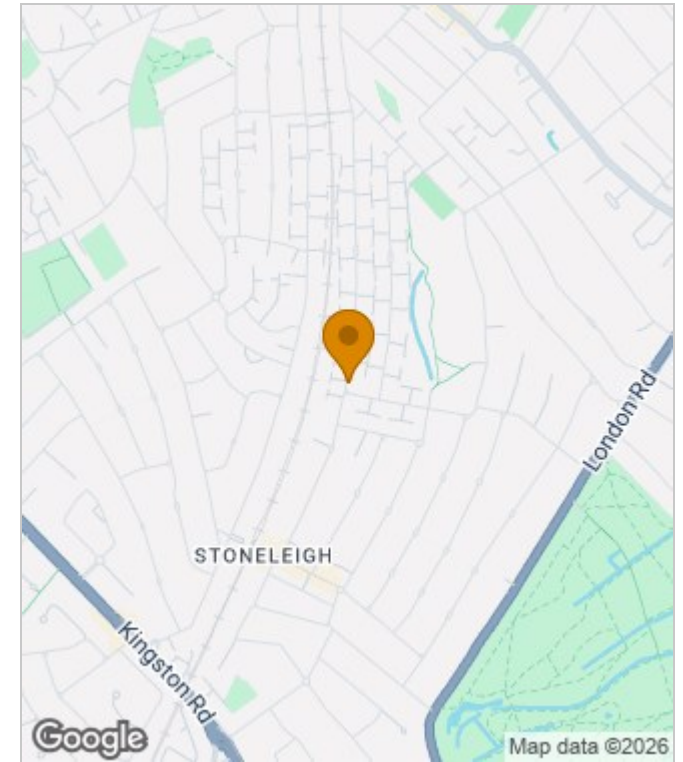
- Four bedroom family home
- Immaculately presented
- No onward chain
- Situated in a highly desirable area within walking distance of Stoneleigh Broadway, Stoneleigh and Worcester Park mainline stations and outstanding schools
- Formal front reception room with deep bay window a lovely space to relax
- To the rear is the heart of the home a superb open plan kitchen / dining / family room flooded with natural light providing the perfect space for entertaining and family life
- Modern family bathroom
- Rear garden predominantly laid to lawn with deep patio provides a great space for the family
- The frontage provides off street parking
- Epc Rating: E



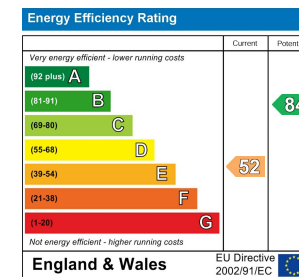
## Floor Plans



## Area Map



## Energy Performance Graph



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