

# Butler's

thoughtful estate agency



Clarkes Avenue  
Worcester Park, KT4 8PZ  
Offers over £575,000

3 1 1 C

A set of property icons: a bed icon with the number 3, a bathtub icon with the number 1, a sofa icon with the number 1, and a central heating icon with the letter C.

## Clarkes Avenue

Worcester Park, KT4 8PZ

Offered in excellent condition throughout, this semi-detached bungalow will truly impress. Nestled in an immensely desirable road, Clarkes Avenue is a one-off home that offers adaptable accommodation. What also makes this house so special is the abundance of features and unique touches that run throughout, with the current owner having gone to great lengths keep their home in excellent condition, such as recently replacing the roof. Situated on what is a great plot, you are also in a central position, being near to fantastic local amenities and transport links, with access to fabulous schooling and health care close by. So, with the location ticking all your boxes - how does the rest of the bungalow stack up? Well, you'll be pleased to learn that this excellent property has the benefit of a refitted modern kitchen, with full length bi-folding doors opening up to the garden. The reception space is also wonderful, with a generous living room that is great to snuggle down with a good book or catch up on some TV with loved ones, which runs adjacent to the kitchen/diner. Two generously sized double bedrooms are wonderful places to catch up on a great night's sleep, with a further single, synonymous with the period of build and would be perfect as an office. The modern family bathroom sits in the middle of the property serving the house, with every room having something different and unique to offer and will be well suited to a downsizer or even growing family due to extension potential into the loft - subject to the relevant consents. Outside, there is a large driveway to the front, with an amazing garden to the rear, which is perfect for entertaining adults and kids alike.





## GROUND FLOOR

### Kitchen

20' x 12'6 maximum (6.10m x 3.81m maximum)

### Living Room

14' x 12'7 (4.27m x 3.84m)

### Bedroom

12'2 x 9'8 (3.71m x 2.95m)

### Bedroom

12'2 x 9'9 (3.71m x 2.97m)

### Bedroom

7'9 x 6'2 (2.36m x 1.88m)

### Bathroom

7'9 x 7'10 maximum (2.36m x 2.39m maximum)

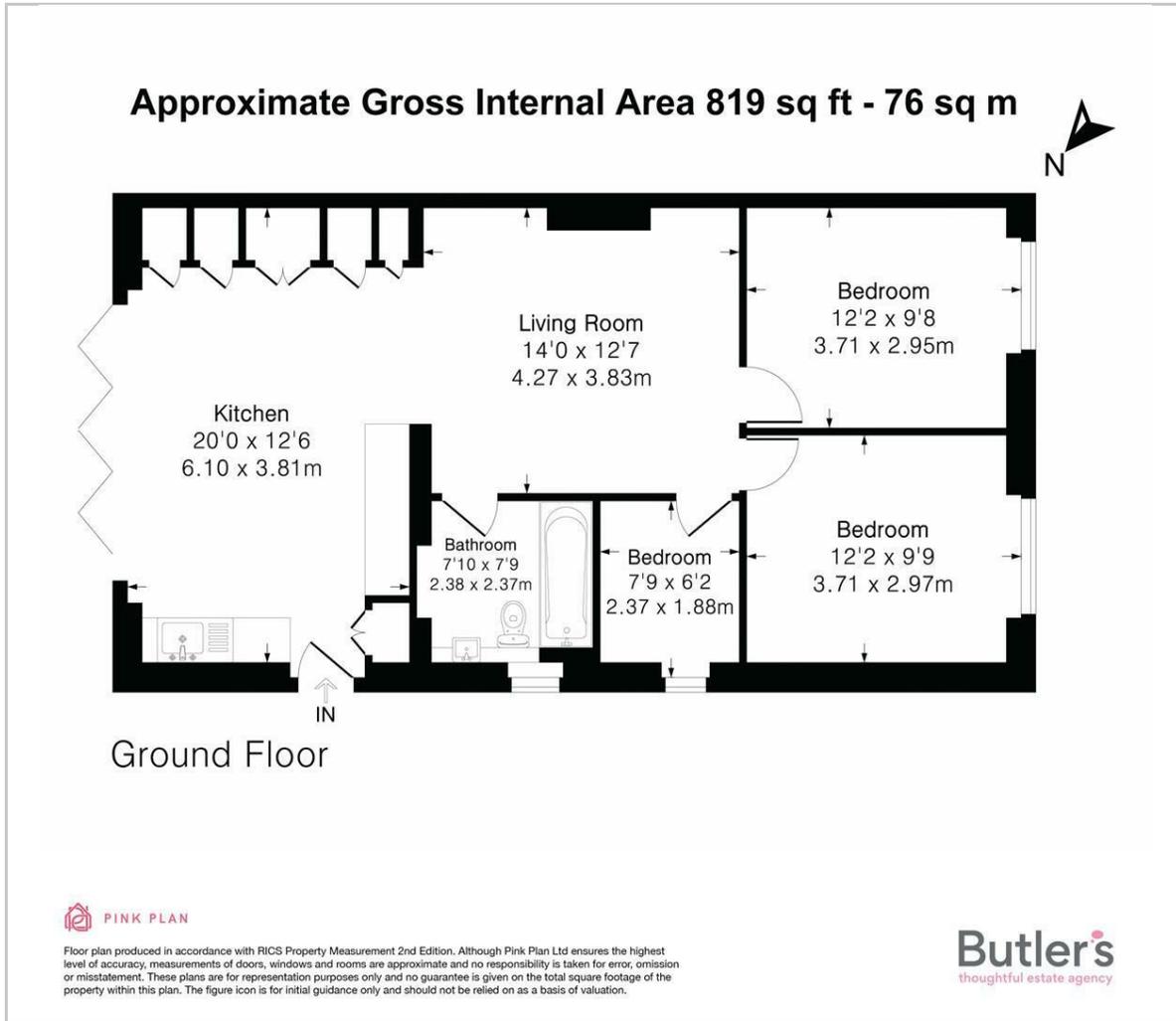
## OUTSIDE

### Rear Garden

### Driveway



## Floor Plan



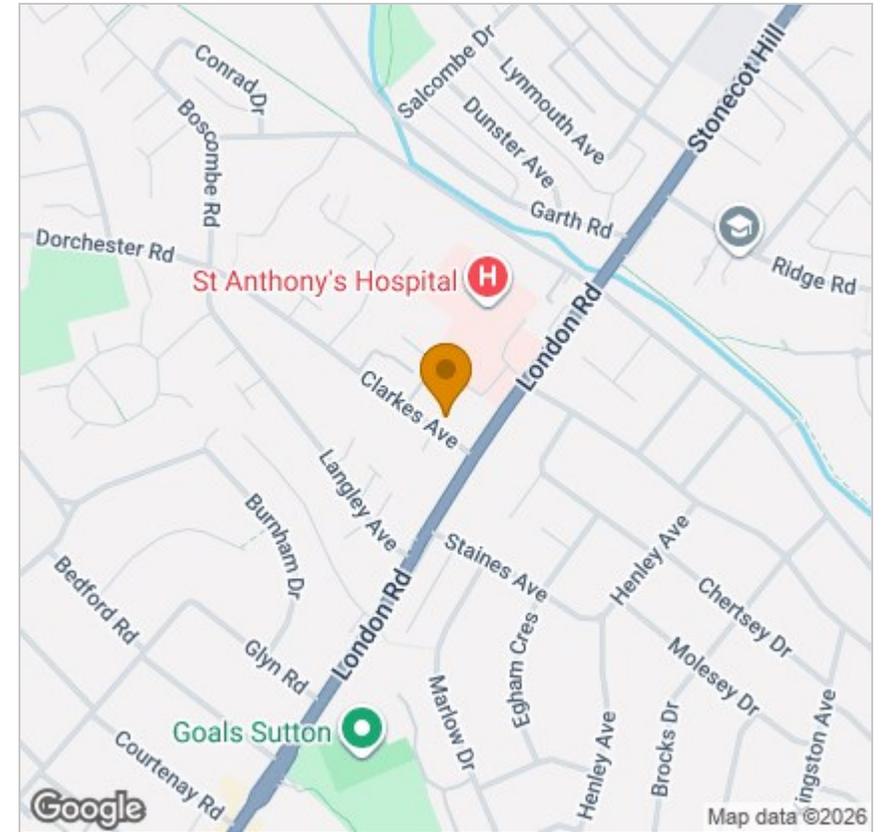
## Viewing

Please contact our Butler's Worcester Park Office on 020 39 069 169 if you wish to arrange a viewing appointment for this property or require further information.

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64 Central Road, Worcester Park, KT4 8HY  
Tel: 020 39 069 169 Email: worcesterpark@butlershomes.co.uk butlershomes.co.uk

## Area Map



## Energy Efficiency Graph

