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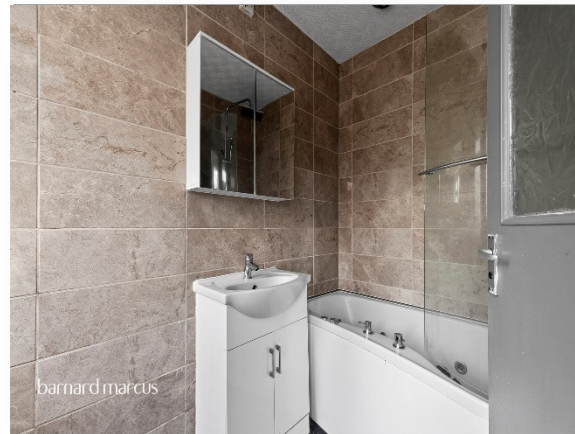
Browning Avenue, Worcester Park, KT4 8AX

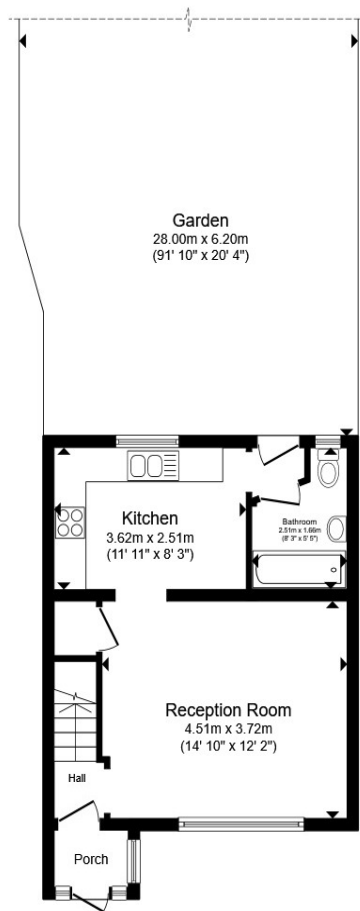

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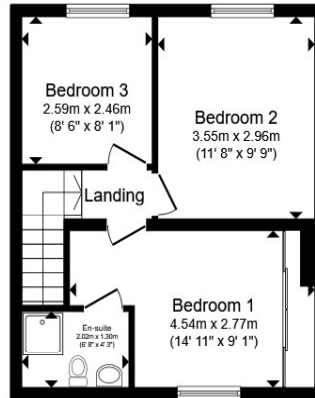
Browning Avenue, Worcester Park

Offered to the market with no onward chain, this deceptively spacious three-bedroom end-of-terrace family home boasts 793 sq ft of bright and well-proportioned living accommodation. Additional benefits include off-street parking and a large private garden. Immediate Inspection Advised!





Ground Floor



First Floor



Total floor area 73.6 m² (793 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Very few properties offer as much potential as this charming home on Browning Avenue.

Offered to the market with no onward chain, the property is filled with natural light and presents an excellent opportunity for future extension (STPP).

Arranged over two floors, the accommodation includes a generously sized reception room, a spacious kitchen with direct access to the garden, and an adjoining downstairs bathroom. The rear garden extends to approximately 91 ft, offering a patio area, tidy lawn and a high degree of privacy. Off-street parking is available to the front. The first floor comprises three well-proportioned bedrooms. The primary bedroom benefits from an en suite shower room, the second bedroom comfortably accommodates a double bed, and the third room functions well as a single bedroom, home office or dressing room.

Many neighbouring properties have already taken advantage of the significant scope to extend (STPP), further highlighting the potential this home offers.

Ideally located approximately 0.5 miles from Worcester Park railway station and the vibrant high street, the area is popular with commuters thanks to excellent transport links into London Waterloo in under 30 minutes. Worcester Park also benefits from several well-regarded schools, popular green spaces and a wide range of shops, cafés, bars and restaurants, including Waitrose, Sainsbury's, Pizza Express and Starbucks.

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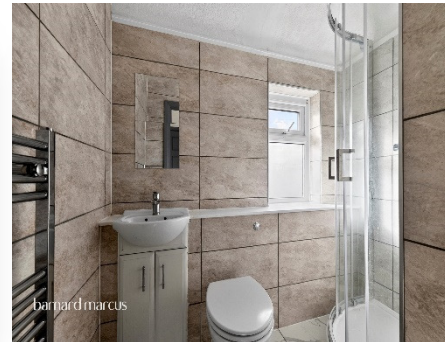
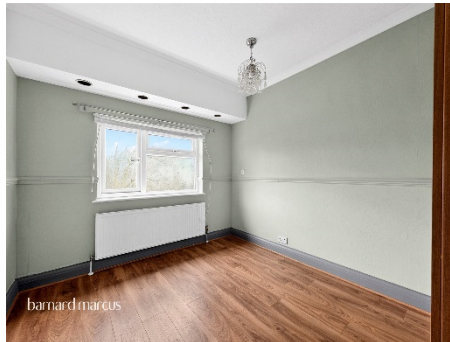
Browning Avenue, Worcester Park

- Three Bedrooms
- End of Terrace
- Potential to Extend
- Two Bathroom
- Off Street Parking

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WCP107845



Property Ref:
WCP107845 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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