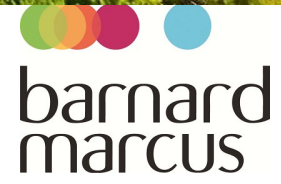




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**Brockenhurst Avenue, Worcester Park, KT4 7RG**

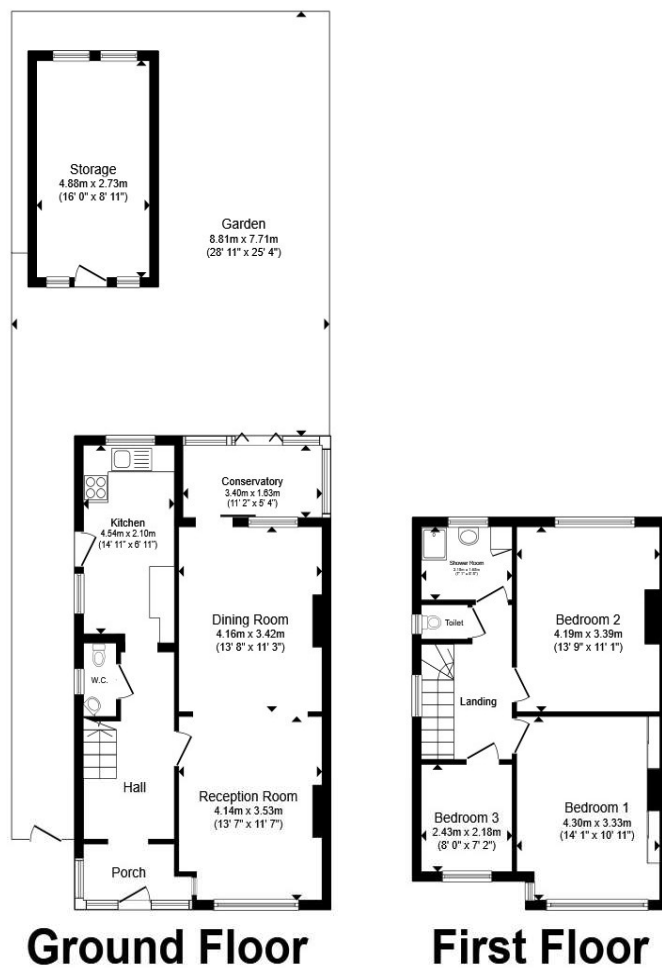


**welcome to**

**Brockenhurst Avenue, Worcester Park**

Offered to the market with no onward chain, this deceptively spacious three-bedroom semi-detached family home warrants immediate Inspection. Nestled in a quiet area of Worcester Park, the property further benefits from off street parking and private rear garden.





Very few properties offer as much as Brockenhurst Avenue.

Tucked away in highly requested area of Worcester Park, properties of this nature are rare to the market. Boasting well-appointed living space across two floors, the accommodation is suitable for a family and for those who are searching for outstanding potential. The ground floor comprises a welcoming entrance hall, a bright through reception/dining room, fitted kitchen, downstairs W.C., and a conservatory overlooking the rear garden. To the first floor there are three well-proportioned bedrooms, a shower room and separate W.C. Externally, the property benefits from a private rear garden with a substantial outbuilding, ideal for storage or workshop use, together with off-street parking to the front. The property offers significant scope to extend and enhance (subject to the usual planning permissions), making it an attractive proposition for growing families, investors and developers alike.

Properties within this location are highly sought after due to the area serving commuters and families well. Locally, you are treated to well-regarded schools including Malden parochial and Richard Challoner and excellent transport links with Malden Manor only 0.3 Miles away and Worcester Park 0.7 Miles. Nearby, Plough Green offers several shops including Tesco Express, a chemist and Independent Bakers.

Total floor area 115.4 m<sup>2</sup> (1,242 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](http://www.propertybox.io)

welcome to

## Brockenhurst Avenue, Worcester Park

- Three Bedrooms
- Semi-Detached Family Home
- No Onwards Chain
- Potential to Extend (STPP)
- 1/4 mile to Railway Station

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

**£550,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/WCP108481](https://barnardmarcus.co.uk/Property/WCP108481)



Property Ref:  
WCP108481 - 0002

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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