



The **PERSONAL** Agent

122 Oaks Avenue, Worcester Park
£1,100,000

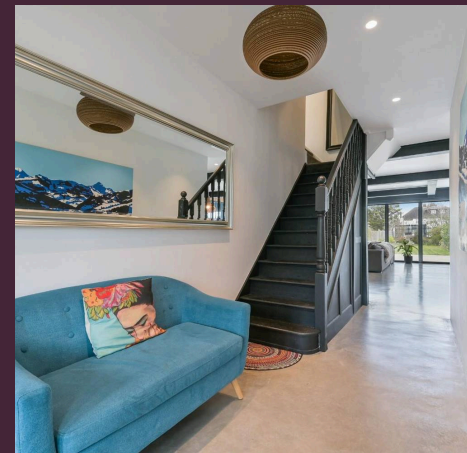
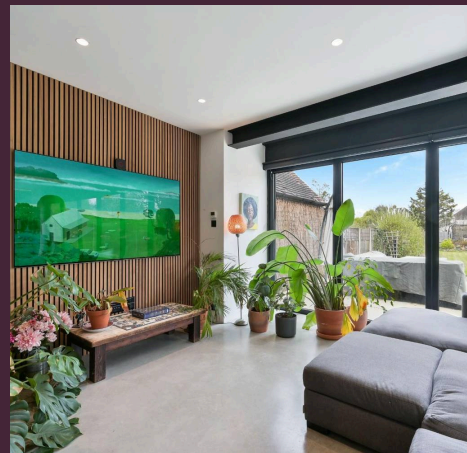
Worcester Park

- Close to excellent schools and transport
- Utility room + internal garage access
- Full width bi fold doors to landscaped garden
- Stunning open-plan kitchen/family space
- Ideal for families, home working and entertaining
- Elegant second reception room
- Prestigious road in Worcester Park
- Luxurious bathrooms with modern finishes
- Six versatile bedrooms with bespoke wardrobes
- Well established and secluded rear garden

Set on one of Worcester Park's most sought after tree lined avenues, this outstanding six bedroom semi detached home offers beautifully arranged accommodation across three impressive floors. From the moment you step inside, the sense of space, light and refined design is unmistakable. Every room has been thoughtfully curated, every finish carefully chosen, creating a home that feels both luxurious and effortlessly liveable.

The ground floor is anchored by a remarkable 29'6" x 25'3" open plan kitchen, dining and family space, complete with underfloor heating, a dramatic, architectural environment where exposed beams, premium materials and full width bi fold glass doors come together to create a seamless connection between indoors and out. Flooded with natural light and designed for modern family life, it is a space equally suited to relaxed evenings, lively gatherings and everything in between. The contemporary kitchen features a large central island, sleek cabinetry and warm textural accents, while the adjoining living zones offer flexibility and flow.

A second reception room provides a calm, elegant





Description

The bathrooms throughout the home are finished to an exceptional standard, combining contemporary tiling, sleek fixtures and spa-like detailing to create calm, restorative spaces. Every element has been chosen with care, resulting in a cohesive, high quality finish across all floors. Outside, the landscaped rear garden offers a private oasis, a beautifully maintained lawn framed by mature planting, a generous stone patio and a peaceful backdrop that invites relaxation. The full width sliding doors from the main living area create a wonderful indoor, outdoor lifestyle, perfect for summer entertaining, children's play or simply unwinding at the end of the day. With its generous proportions, exceptional design and enviable position on one of Worcester Park's premier roads, this is a home that truly stands out. A rare opportunity to secure a property that delivers space, style and lifestyle in equal measure, ready to move into, ready to enjoy, and ready to make your own.



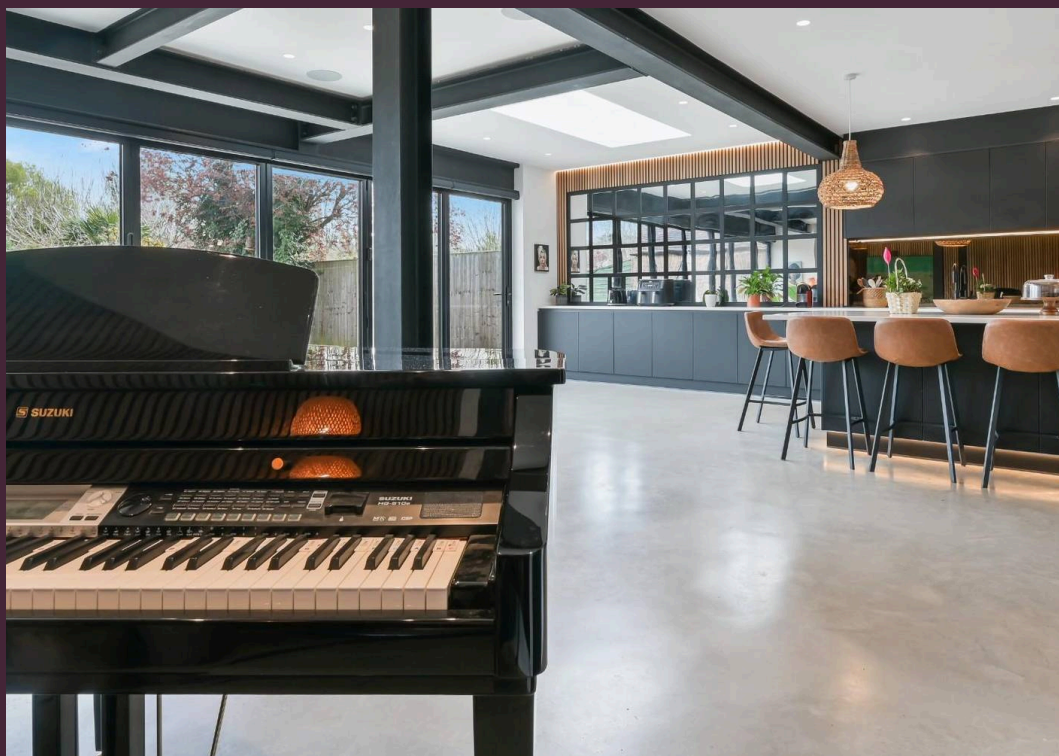
Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport. There are a good choice of local schools for all ages including Cheam Common Infants and Juniors, Nonsuch Primary and High School for Girls and Sutton Grammar to name a few. The property is within walking distance of both Stoneleigh and Worcester Park mainline rail stations with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports, making this property ideal for a commuter too.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

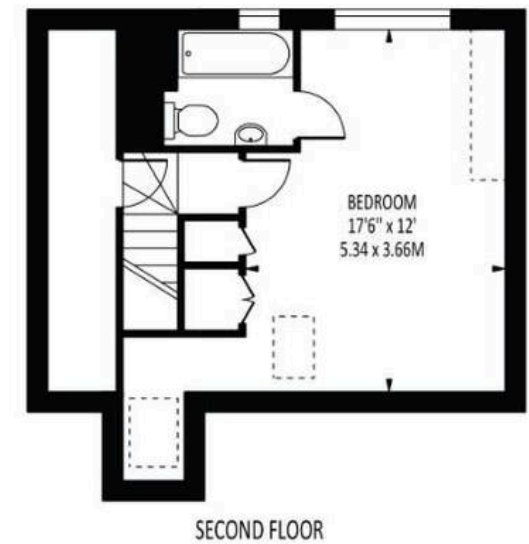
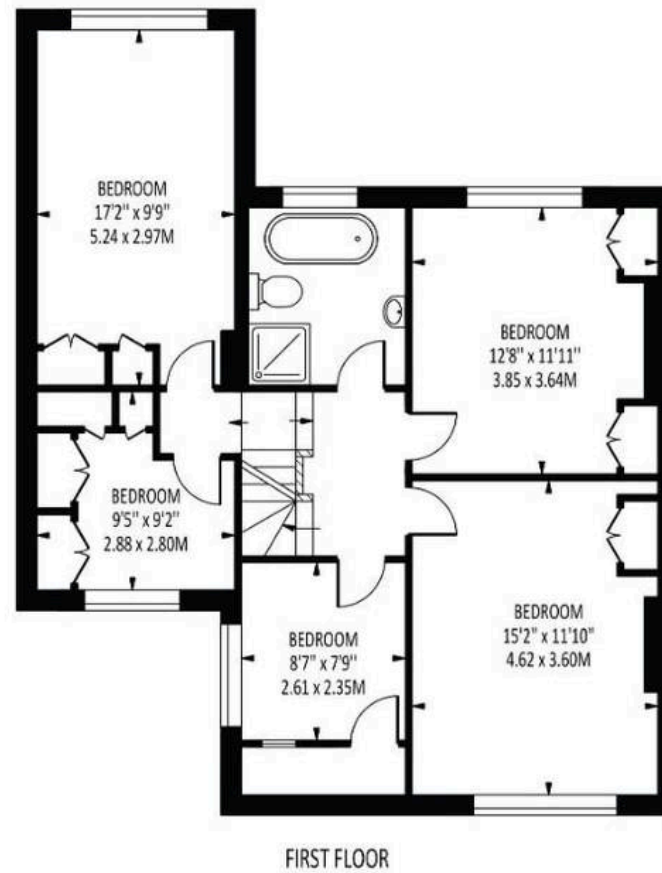


The **PERSONAL** Agent



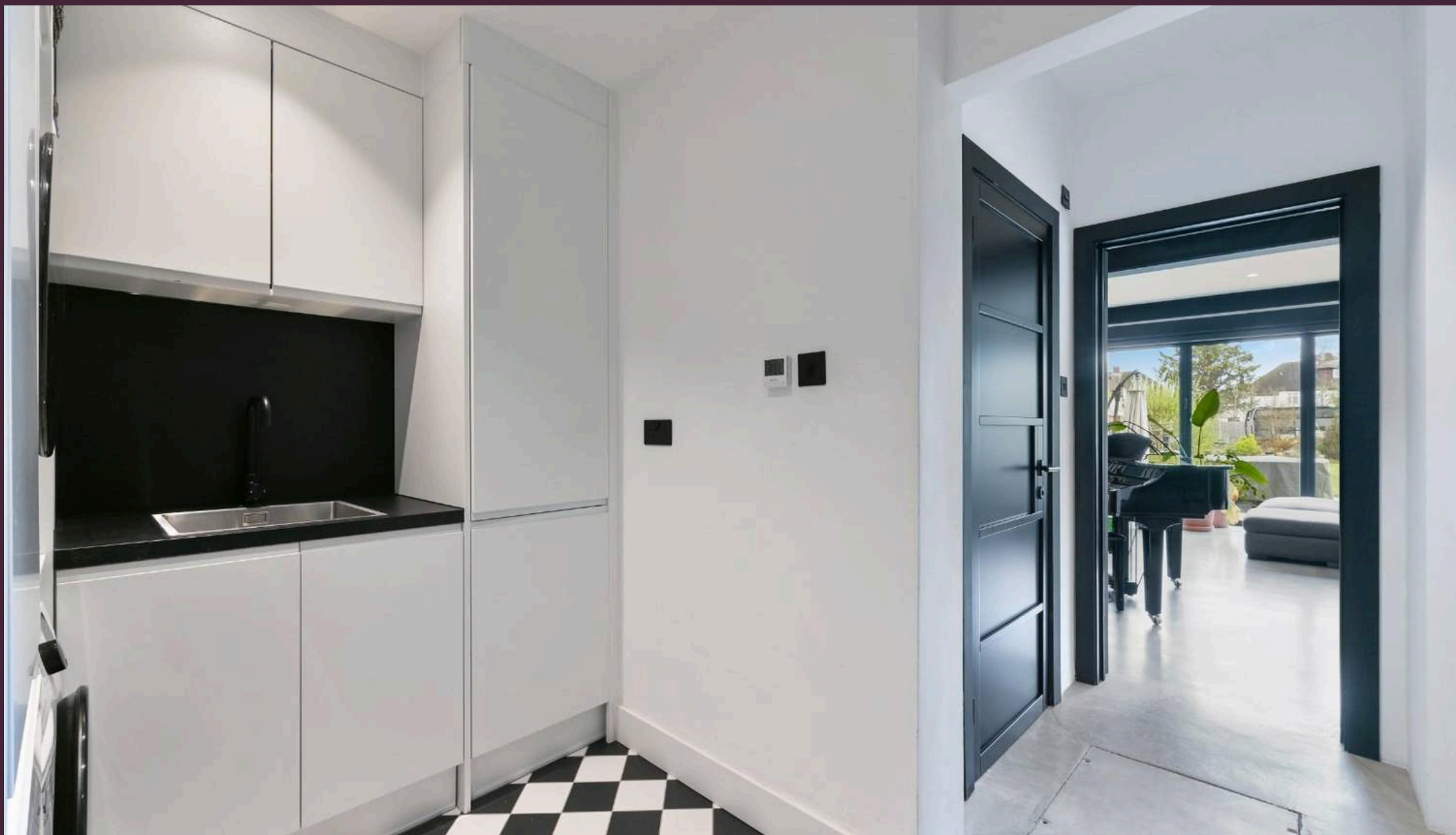
Oaks Avenue

Total Area: 2470 SQ FT • 229.46 SQ M
(Including Restricted Height Area, Garage/ Storage)
Restricted Height Area : 12 SQ FT • 1.10 SQ M
Garage/ Storage Area : 108 SQ FT • 10.04 SQ M



Disclaimer: 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 of 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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