



**Auriol Park Road,
Worcester Park**

**Offers Over
£800,000**

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Ref: JK0700. Set within a quiet and sought-after residential road, this beautifully presented four-bedroom detached family home offers generous and flexible accommodation, finished to a high standard throughout.

The ground floor is centred around an impressive open-plan kitchen, dining and family room, designed for modern family living and entertaining. The modern kitchen features ample storage, quality appliances and a large central island, flowing seamlessly into the dining and seating areas. Skylights and bi-folding doors allow the natural light to flood the space, creating an excellent indoor-outdoor connection.

To the front of the property, a spacious lounge provides a comfortable retreat, while a separate study offers an ideal work-from-home space. Adjacent to the study is the integral garage, currently used for storage, providing excellent practicality. On the opposite side of the house, a separate gym room offers fantastic flexibility and could suit a variety of uses depending on a buyer's needs. A utility room and a cloakroom complete the ground floor layout.

Upstairs, the property offers four well-proportioned bedrooms, including a master bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making this an ideal layout for growing families.

Externally, the home benefits from a private rear garden, thoughtfully arranged with patio seating and lawn, perfect for entertaining and family use. To the front, there is driveway parking and access to the garage.

Ideally located within easy reach of Worcester Park's shops, cafés, schools and transport links, this is a superb opportunity to secure a turnkey family home in a highly convenient location.



- Ref: JK0700
- Four-bedroom detached family home
- Impressive open-plan fully fitted kitchen / dining room
- TV area, separate lounge and dedicated study
- Master bedroom with en-suite
- Utility room and downstairs cloakroom
- Integral garage (currently used for storage)
- Separate gym room offering flexible use
- Private rear garden with patio and lawn
- Excellent local schools and transport links, including easy access to Worcester Park station & High Street





Jason Kates

22 Orchard Court The Avenue Worcester Park Surrey KT4 7LD

07824 532168

jason@andrewburnproperty.co.uk

<https://jasonkates.exp.uk.com>