

Mark Anthony

Estate Agents

66 St. Philips Avenue, Worcester Park, Surrey, KT4 8LA

£525,000

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## 66 St. Philips Avenue, Worcester Park, Surrey, KT4 8LA

£525,000

Mark Anthony Estate Agents are delighted to bring to the market this immaculately presented modern two bedroom mid terraced house situated in a sought after area of Worcester Park. The property is conveniently located close to Worcester Park high street with its numerous shops, bars, restaurants and Worcester Park mainline station, which provides fast and frequent services to London. The area has highly regarded schools including Grammar schools in the borough and families will benefit from an abundance of amenities such as leisure centers, cricket clubs, parks and bus routes to surrounding areas.

The extended accommodation comprises welcoming entrance hallway leading to a modern fitted kitchen with high gloss units, granite work surface and integrated appliances, extended reception / dining room with skylights flooding the room with natural light and bi folding doors leading to the rear garden creating a wonderful space both for relaxing or entertaining.

The first floor provides two well proportioned bedrooms and family bathroom.

The 110 ft predominantly lawned garden with patios at either end, creating an ideal for sun lovers. The garage provides great storage space or could be used as a workshop and is accessed by rear slip road.

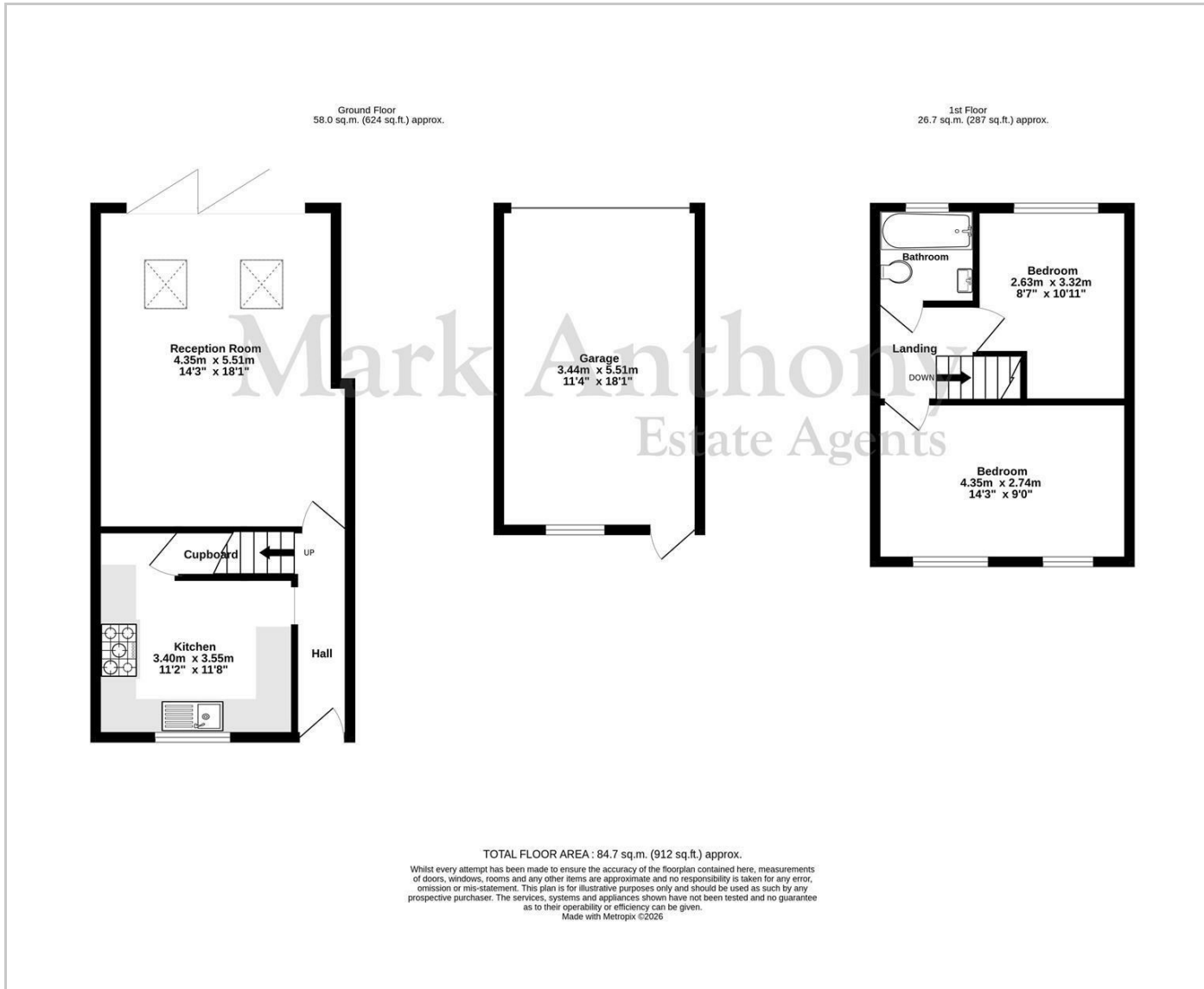
The block paved frontage provides off ample off street parking.

Brought to the market with no onward chain, viewing is highly recommended.

- Immaculately presented modern two bedroom mid terraced family home with NO ONWARD CHAIN
- Situated in a sought after area of Worcester Park
- Modern fitted kitchen with high gloss units, granite work surface and integrated appliances
- Extended reception / dining room with skylights flooding the room with natural light
- Bi folding doors leading to the rear garden creating a wonderful space both for relaxing and entertaining
- Two well proportioned bedrooms
- 110 ft predominantly lawned garden with patios at either end, creating an ideal for sun lovers
- Garage provides great storage space or could be used as a workshop
- Block paved frontage provides off ample off street parking
- Epc Rating C



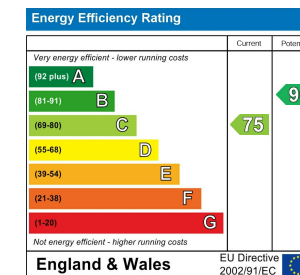
## Floor Plans



## Area Map



## Energy Performance Graph



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