



Broadmead Avenue, Worcester Park, KT4 7SN

welcome to

Broadmead Avenue, Worcester Park

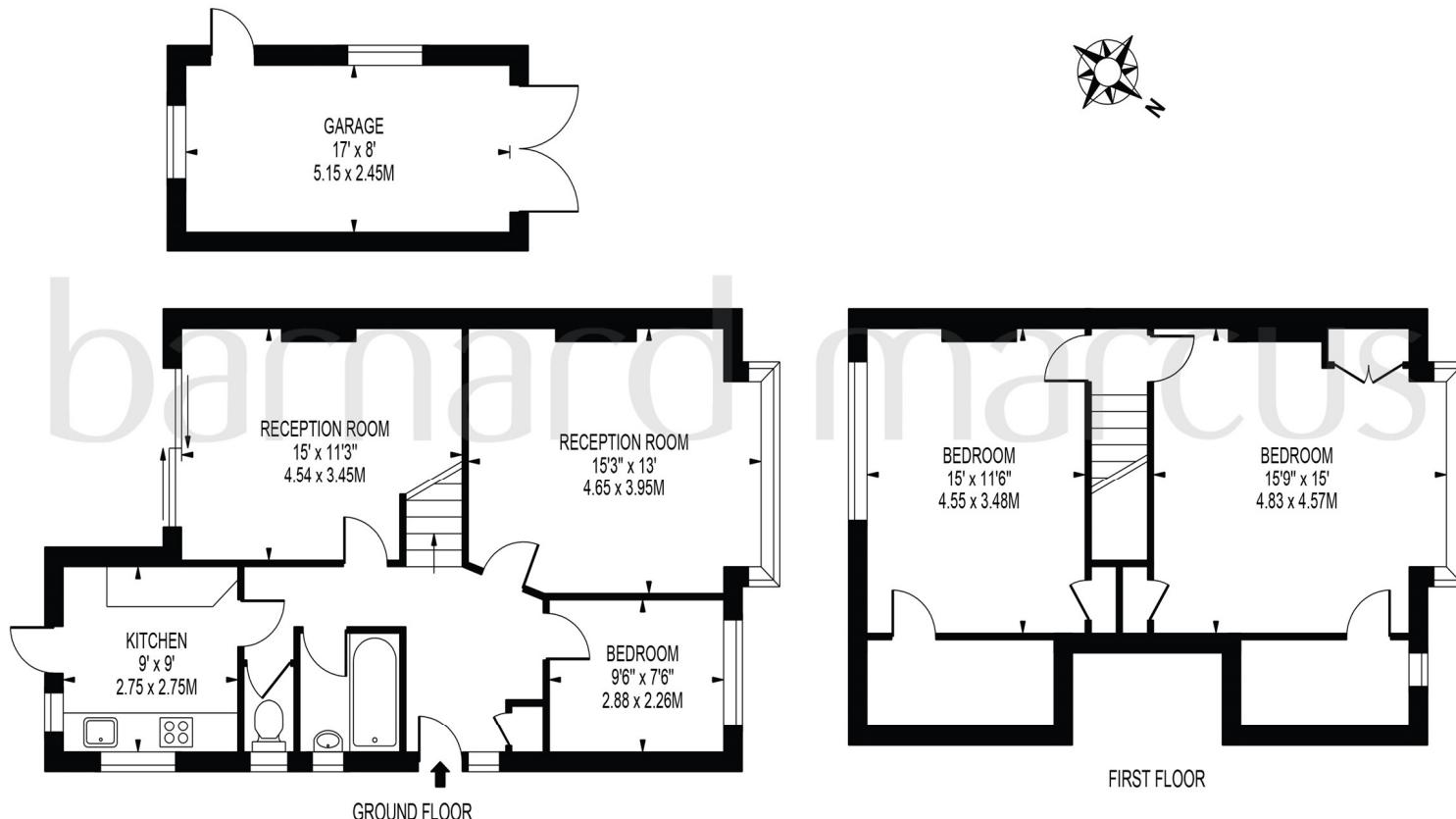
Step into this wonderful semi-detached family home, ideally situated on a highly sought-after residential road.



BROADMEAD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1209 SQ FT - 112.36 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 136 SQ FT - 12.62 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR 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.

On the ground floor, you'll find a generously sized reception room. The main living area provides a bright and welcoming space for relaxation, while the second room offers a flexible area that serve as a formal dining room. The first bedroom is also located on the ground floor, which offers the perfect solution for anyone needing a dedicated home office or an additional bedroom. You will also find the bathroom downstairs with a separate toilet layout.

Upstairs, you'll find two additional bedrooms that offer generous space and ample storage thanks to fitted wardrobe and eaves storage cupboards. The property also offers a well-maintained rear garden which can be accessed from the kitchen and the dining room. This property also comes with a driveway and a garage.

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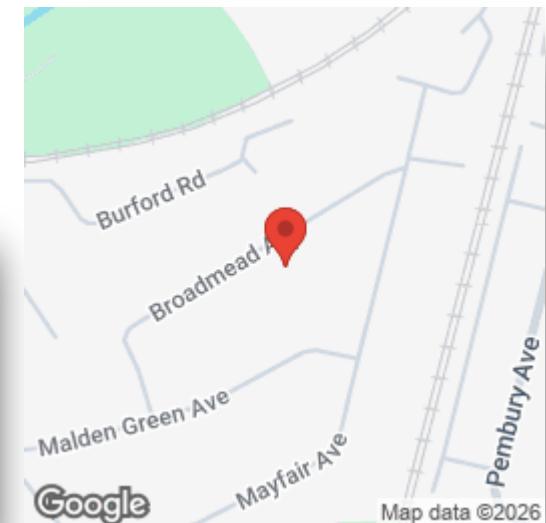
- Situated on a Desirable, Sought-after Road
- Off-street Parking
- Garage
- Nice rear garden, perfect for relaxing and entertaining

Tenure: Freehold EPC Rating: E

Council Tax Band: E

offers in excess of

£650,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WCP107733 - 0003

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.



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