



**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.

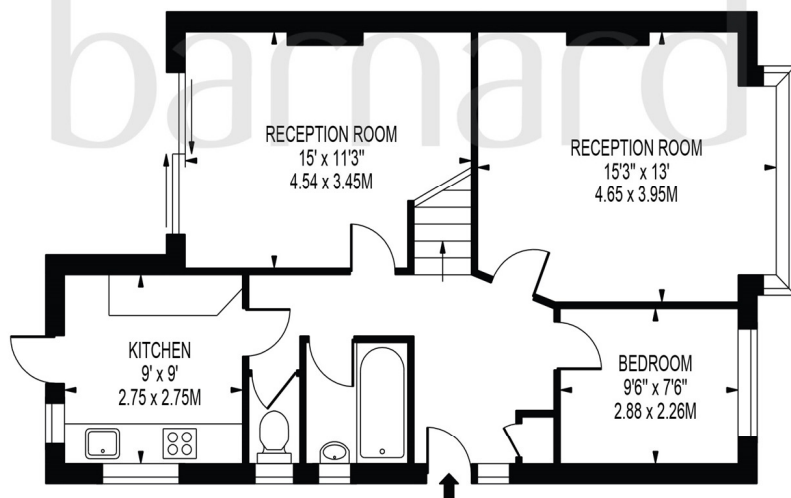
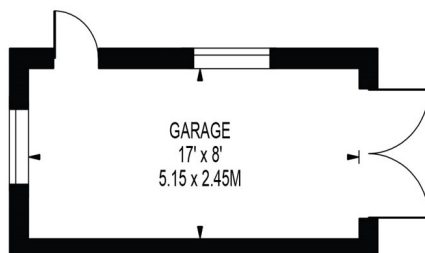


# BROADMEAD AVENUE

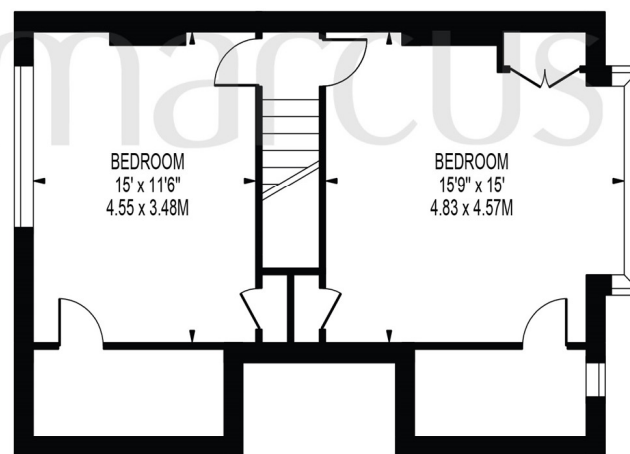
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1209 SQ FT - 112.36 SQ M

(EXCLUDING GARAGE)

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



GROUND FLOOR



FIRST FLOOR

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 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.

**welcome to**

## **Broadmead Avenue, Worcester Park**

- 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WCP107733 - 0003

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