



Butler's
'm for sale
020 35 170 340
info@butlers.co.uk

Broadmead Avenue,
Worcester Park, KT4 7SN
Guide price £900,000

 5  3  2  C

Broadmead Avenue,, Worcester Park, KT4 7SN

GUIDE PRICE £900,000 - £950,000 Having been extended and thoughtfully reconfigured, this five-bedroom semi-detached family home offers an impressive amount of living space, perfectly suited to modern family life. Positioned within one of Worcester Park's most sought-after residential locations, the property enjoys the perfect balance of peace and convenience, with excellent local amenities, schooling and transport links close by, including Worcester Park Station providing direct services into Central London. Internally, the property has been remodelled to create an outstanding family home with spacious and versatile accommodation throughout. Presented in excellent condition, this is a home where you can simply move in and begin enjoying everything it has to offer.

The first floor offers three generously proportioned double bedrooms and single, providing flexible living for a growing family. The impressive principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a stylish and well-appointed family bathroom. The single bedroom offers excellent versatility and is ideally suited as a home office, study, nursery, or dressing room, catering perfectly to modern lifestyles.

On the ground floor, the flexibility of the accommodation is immediately apparent. A substantial through lounge provides an elegant and welcoming living space, flooded with natural light and ideal for both everyday family living and entertaining. The kitchen/diner forms the heart of the home, perfect for modern lifestyles, with space for dining. Further enhancing the versatility of the layout is a spacious double bedroom, complete with its own en-suite shower room.

Externally, the property continues to excel. The south-facing rear garden provides a wonderful outdoor space for children to play, summer entertaining, or simply unwinding after a busy day. To the front, a large driveway completing what is undoubtedly a superb family home in a highly desirable Worcester Park



GROUND FLOOR

- Hallway
- Livingroom
14'6" x 13'5" (4.43 x 4.10)
- Dining Room
18'0" x 12'3" (5.49 x 3.75)
- Kitchen/diner
19'6" x 14'9" (5.96 x 4.50)
- Bedroom
13'5" x 11'2" (4.10 x 3.42)
- En-Suite
6'6" x 5'5" (2.00 x 1.67)
- Cloakroom
- Utility Space/Storage

FIRST FLOOR

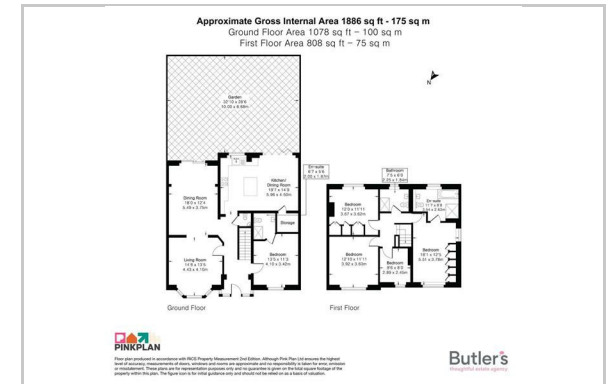
- Landing

- Bedroom
18'0" x 12'4" (5.51 x 3.78)
- En-suite
11'7" x 8'7" (3.54 x 2.63)
- Bedroom
12'10" x 11'10" (3.92 x 3.63)
- Bedroom
12'0" x 11'10" (3.67 x 3.62)
- Family Bathroom
7'4" x 6'0" (2.25 x 1.84)
- Bedroom
9'5" x 8'0" (2.89 x 2.45)
- Outside
- Driveway
- Rear Garden

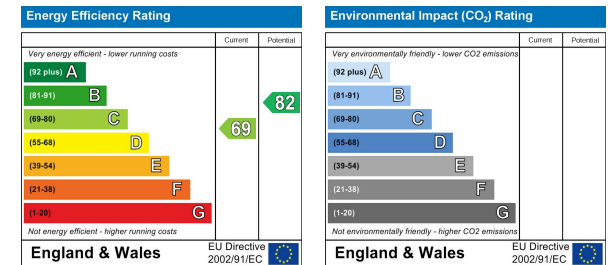
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.