



barnardmarcus

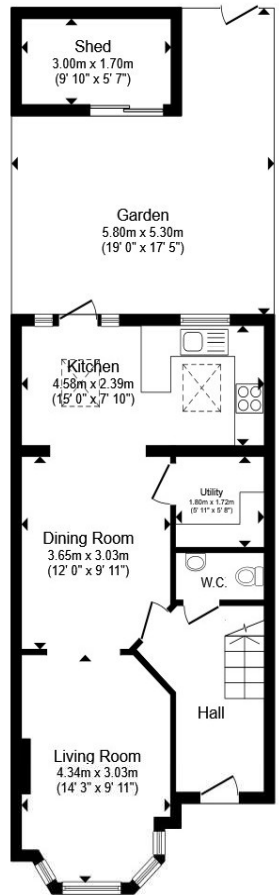
Kingshill Avenue, Worcester Park, KT4 8BZ

welcome to

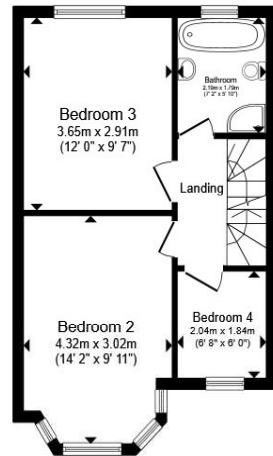
Kingshill Avenue, Worcester Park

A stunning and thoughtfully extended four-bedroom family home, presented to an exceptional standard throughout and arranged over three floors. Benefits include a beautifully landscaped rear garden, a striking open-plan kitchen/dining area and just 0.4 miles from Worcester Park Railway Station.

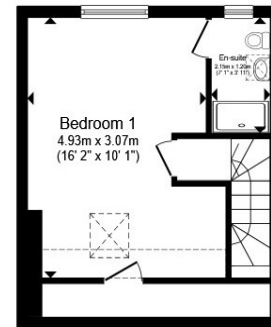




Ground Floor



First Floor



Second Floor



Total floor area 114.3 m² (1,230 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



OutsideThe overall size of the property totals an impressive 1,230 sq ft, offering excellent accommodation suitable for a large family, and those who love to entertain. The ground floor features a completely open space which incorporates multiple living spaces including a beautifully presented living room with feature fireplace and a bay-window with plantation shutters which then flows seamlessly to a dedicated dining area. To the rear, the home truly come into its own with a high-quality-open-plan kitchen/breakfast area, fitted with a extensive range of modern wall and base units and integrated appliances. A central island with breakfast seating provides an excellent social area, whilst skylights flood the space with natural light and offers direct access onto the rear decking and garden. The ground floor is completed by a useful utility room and stylish WC.

The first floor offers three-well-proportioned bedrooms, all finished to a high standard and benefiting from excellent natural light. The family bathroom has been modernised with contemporary tiling, heated towel rail and a full-sized bath. Occupying the entire top floor is the impressive principal bedroom suite, a true standard feature of the home. This room offers generous proportions, a dressing area and a luxury en-suite.

Offering approximately 1,230 sq. ft. of accommodation, this exceptional property combines character with contemporary living and is ideally suited for families seeking space, style and convenience.

Externally, the garden has been carefully landscaped and features a raised decking area ideal for alfresco dining and entertaining, leading onto a well-maintained lawn bordered by mature planting. A garden shed provides additional storage. This house enjoys a superb curb appeal; the property does offer an abundance of street parking.

welcome to

Kingshill Avenue, Worcester Park

- Four Bedroom Family Home
- Extended to Rear and Loft
- 0.4 Miles to Worcester Park Railway Station
- Beautiful Landscaped Garden
- 1,230 sq ft

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£625,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/WCP107770](https://www.barnardmarcus.co.uk/Property/WCP107770)



Property Ref:
WCP107770 - 0004

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8330 0141



WorcesterPark@barnardmarcus.co.uk



67 Central Road, Worcester Park, Surrey, KT4 8EB



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)