



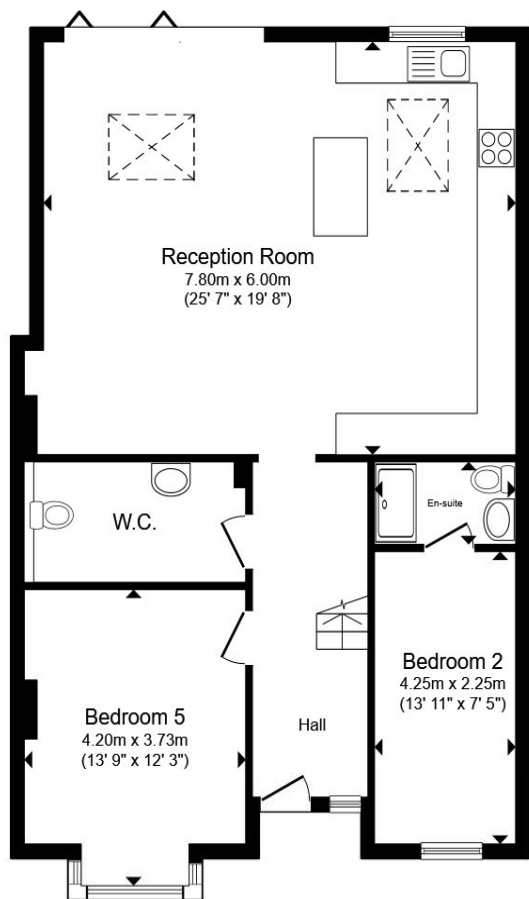
Lavender Avenue, Worcester Park, KT4 8RP

welcome to

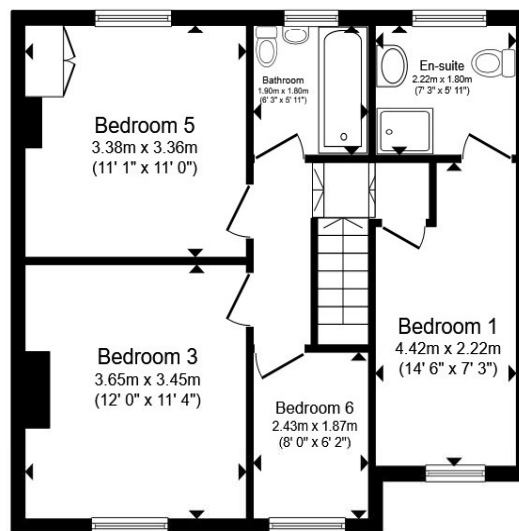
Lavender Avenue, Worcester Park

A beautifully extended and modernised Five/Six-bedroom semi-detached family home located approx. 1 mile from Worcester Park, boasting 1,514 sq ft of stunning living accommodation including bi-folding doors opening onto a large south facing rear garden. Benefits include private driveway, three bathrooms.





Ground Floor



First Floor



Total floor area 140.6 m² (1,514 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



Located on the ever-popular Lavender Avenue, this beautifully extended and extensively refurbished five/six-bedroom semi-detached family home offers an exceptional blend of contemporary design, versatile living accommodation, and generous room sizes throughout.

In our opinion, the heart lies within the beautiful open plan kitchen, dining, and family room, tastefully designed for modern living. Flooded with natural light, this impressive space features a stylish fitted kitchen with ample storage and work surfaces, a spacious dining area and comfortable family living space, all seamlessly connected to the garden via stunning bi-folding doors. Creating the perfect indoor-outdoor lifestyle, this outstanding room provides an ideal setting for family life and entertaining guests.

To the front of the property are two versatile rooms, currently utilised as bedrooms but can also be used as home office or reception space. The ground floor is further complimented by a modern shower room and utility space. The first floor provides four well-proportioned bedrooms, including a generous principal bedroom with en-suite, two further doubles a generous study/home office and modern family bathroom.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Lavender Avenue, Worcester Park

- Five/Six-Bedroom semi-detached family home
- Contemporary kitchen extension with bi-folding doors
- Private Driveway
- En-Suite to Principal bedroom
- 110 ft south facing garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£900,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WCP108432



Property Ref:
WCP108432 - 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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