



**Brockenhurst Avenue, Worcester Park, Surrey, KT4 7RG**  
**Offers in excess of £650,000**



## **Brockenhurst Avenue, Worcester Park, Surrey, KT4 7RG**

- Fantastic three/four bedroom detached house
- Contemporary fitted kitchen with access to side utility area
  - Benefits from ample off-street parking
  - Large Conservatory
- Within Catchment Area For Good Schools
  - Great Transport Links to London
  - Downstairs Shower W/C
  - Two Reception Rooms
  - Sought After Location
- 0.4 miles to Malden Manor Station

\*\*\*\*\* Kaybridge are offering to pay the buyers legal fees, subject to conditions \*\*\*\*\*

We are proud to present this exquisite family home which can only be described as spacious and well balanced accommodation throughout. Situated on a well regarded road in a highly sought after tree lined road. A well presented and spacious three/four bedroom detached family home, within 0.4 miles of both Worcester Park and Malden Manor train Station, with Zone 4 rail service into London Waterloo.

This extended three/four bedroom detached home comprises a sizeable entrance hallway leading through to a spacious living room, dining room which opens on the garden facing conservatory, and a beautiful kitchen/breakfast room. Furthermore on the ground floor you'll also find a modern shower







room/W.C which leads to a versatile room which can be used as a office/study or fourth bedroom.

The First floor is a bright and good sized landing which leads to three real double sized bedrooms and family bathroom which is complete with bath tub and shower. All in all the first floor is vast in accommodation and completes this outstanding property.

Location : Worcester Park is located on the borders of Surrey & South West London. Located just 10 miles from Central London, Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Gatwick & Heathrow Airports.

### **Disclaimer**

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers/tenants are always advised to commission a full inspection and structural survey of the property before deciding to proceed with a purchase or rental.



# BROCKENHURST AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1558 SQ FT • 144.77 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		