



KAYBRIDGE
RESIDENTIAL



Oaks Avenue, Worcester Park, Surrey, KT4 8XE
£750,000

Oaks Avenue, Worcester Park, Surrey, KT4 8XE

- Semi Detached Chalet
 - Sought After Road
 - Good Schools
 - Two Reception Rooms
- Great Transport Links to London
 - Downstairs Bathroom
 - Front drive and garage
 - Mature Private Garden

Situated on a well-regarded tree-lined avenue in a highly sought after area this well presented and spacious four/five bedroom chalet styled semi-detached family home sits within a mile of both Worcester Park and Stoneleigh train Station, with Zone 4 rail service to London Waterloo.

This extended chalet four bedroom semi detached home comprises a sizeable entrance hallway leading through to a spacious living room, a separate dining room which opens on the garden, and a spacious kitchen/breakfast room.

In addition, you'll also find a modern bathroom, a home office/study room, a sizeable further reception.





Upstairs are four generously proportioned bedrooms with built in wardrobes next to a family W.C which is as stylish as it is spacious.

To the rear is a well maintained and mature private garden which extends to approximately 65'. To the front there is a generous amount of off street parking, and access to the garage.

ideally located for popular local schools, several well regarded schools are also close by including Nonsuch and Meadow Primary schools, and Cheam High School. The wide open spaces of historic Nonsuch Park are also just a short walk away.

Important note to purchasers

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



Oaks Avenue, Worcester Park, KT4

Approximate Area = 1412 sq ft / 131.1 sq m

Garage = 116 sq ft / 10.7 sq m

Total = 1528 sq ft / 141.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Kaybridge Residential Ltd. REF: 708497



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