




HENLEY HOMES

12 Royal Avenue | Worcester Park
Surrey | KT4 7JE |



OPEN DAY SATURDAY 28TH SEPTEMBER A rare and fantastic opportunity to purchase an immaculately presented five bedroom detached family home located within one of Worcester Parks most sought after tree-lined residential roads. This large and light home is spread spaciouly over three floors, the ground floor comprises of a large kitchen/breakfast room, with separate utility, front to back sitting/dining room, with a further family room and a light and airy conservatory, in addition there is a ground floor cloakroom. The first floor has four well-proportioned bedrooms with one being en-suite and a further newly refurbished family bathroom. The first floor also houses a large dressing room. The top floor is the master suite with en-suite bathroom and a Juliette balcony where on a clear day has amazing London views. Viewing is strongly recommended.

Entrance Hall

Solid wood block flooring.

Utility room 8' 6" x 5' 11" (2.59m x 1.80m)

Rear aspect, high and low level storage, space for washing machine and tumble dryer, sink, patio door leading to garden, ceramic tiled floor.

Family Room / Office 16' 8" x 8' 0" (5.08m x 2.44m)

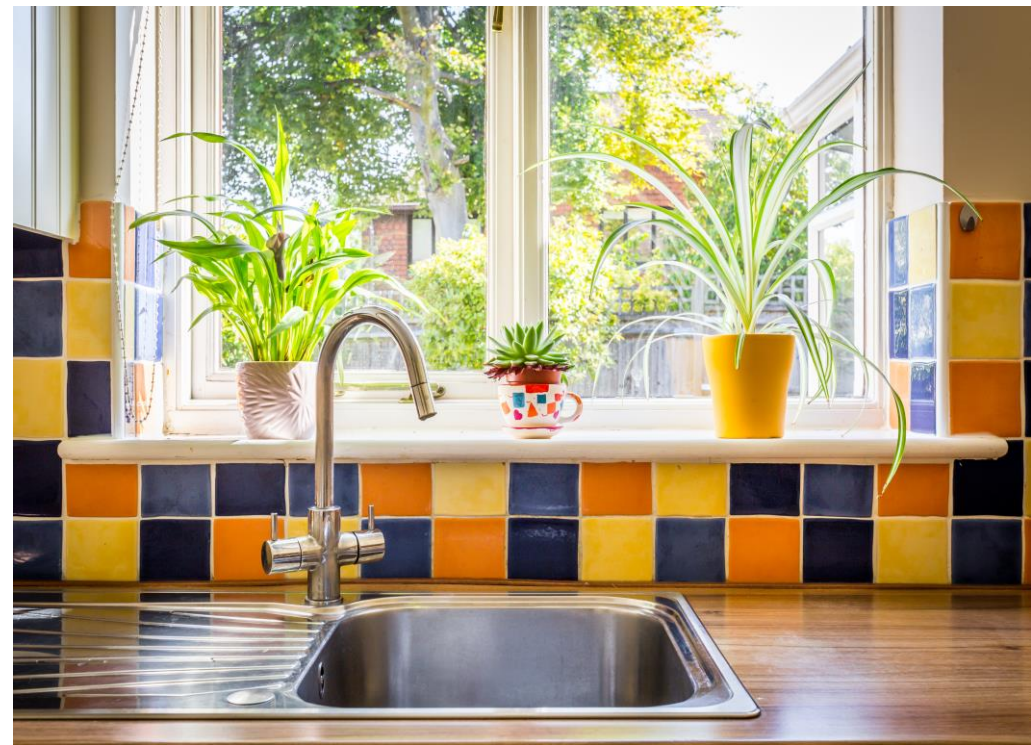
Front aspect, wood effect laminate flooring with integrated door leading to garage.





Kitchen / Breakfast Room 20' 0" x 12' 10" (6.09m x 3.91m)

Rear aspect, bi-fold doors leading onto patio area, high and low level storage, breakfast bar, part ceramic tiled walls, ceramic tiled floor, integrated dishwasher, ranger master style gas cooker with extractor hood, integrated microwave oven and coffee machine, integrated fridge/freezer.







Sitting / Dining Room 29' 6" x 23' 1" (8.98m x 7.03m)

Double aspect, ornate cornice, gas effect feature fireplace with limestone surround.

Conservatory 12' 3" x 10' 8" (3.73m x 3.25m)

Wood effect laminate flooring.

Cloakroom

Front aspect, solid wood block flooring, low level WC, wash hand basin on vanity unit.



Master suite dressing area 9' 11" x 8' 11" (3.02m x 2.72m)

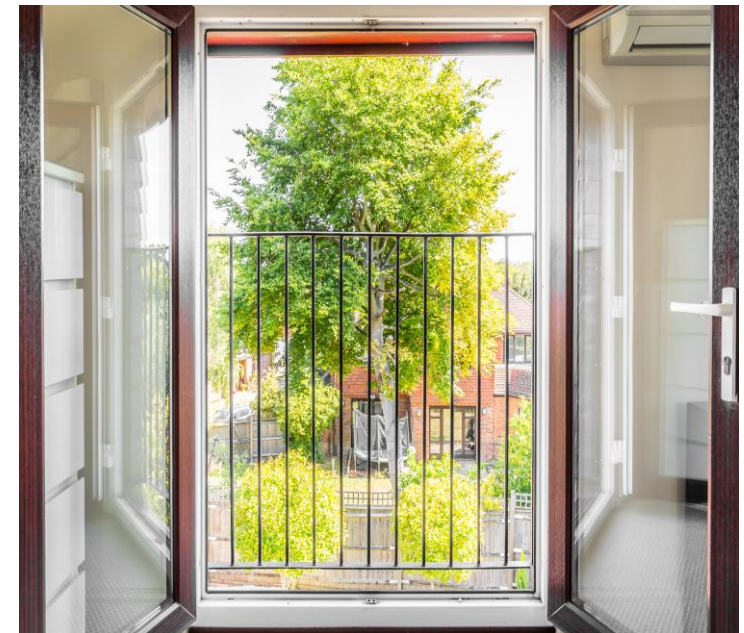
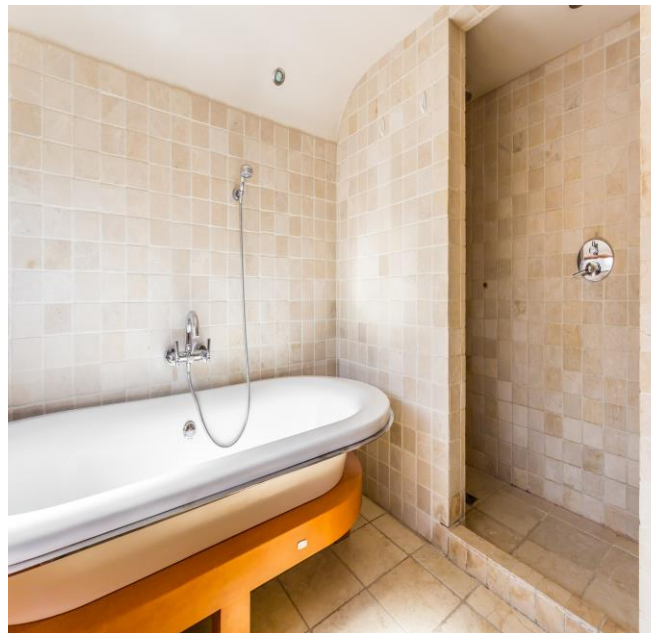
Rear aspect, stairs leading to master suite

Master bedroom 21' 4" x 20' 6" (6.50m x 6.24m)

Double aspect, Juliette balcony, air conditioning, eaves storage.

Master ensuite

Side aspect, low level WC, heated towel rail, his and hers sinks on vanity units, free standing bath with shower attachment, large shower with rainwater head and separate hand held shower head, ceramic tiled walls and floor.







Bedroom 5 11' 7" x 9' 11" (3.53m x 3.02m)
Front aspect, built in wardrobes.

Bedroom 4 13' 3" x 10' 8" (4.04m x 3.25m)
Rear aspect, built in wardrobes and separate walk in wardrobe also with rear aspect.

Bedroom 3 13' 3" x 12' 2" (4.04m x 3.71m)
Rear aspect, built in wardrobes.

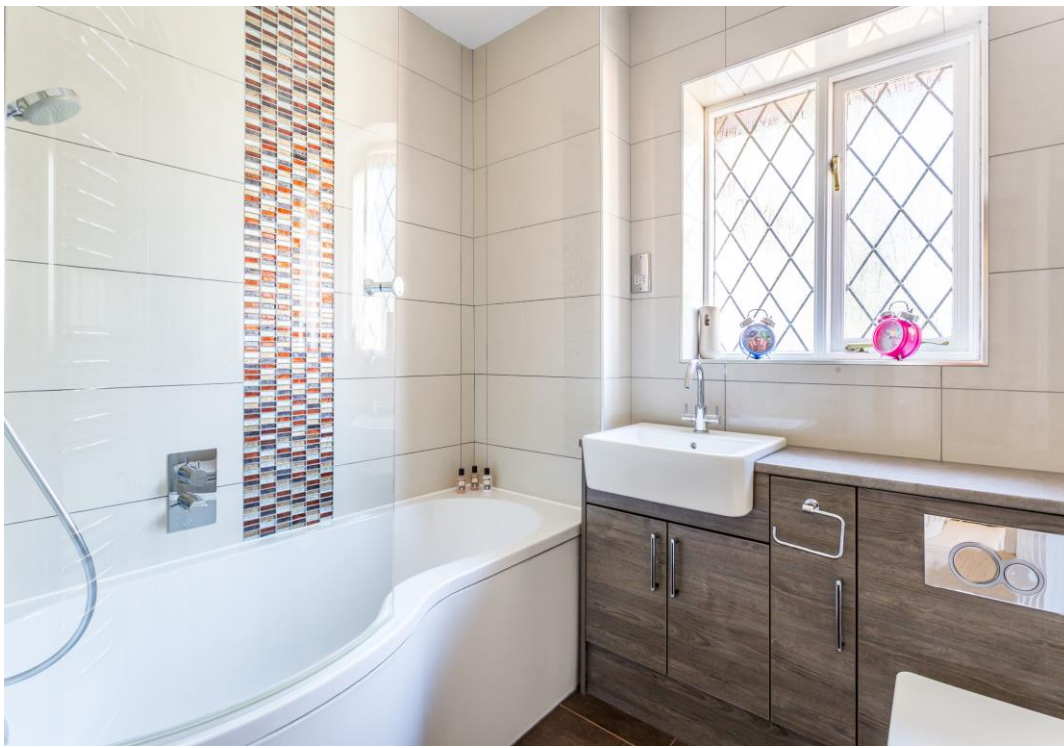


Bedroom 2 15' 7" x 13' 4" (4.75m x 4.06m)
Front aspect, built in wardrobes.

En-suite

Front aspect, his and hers wall mounted sinks, low level WC, corner bath with shower attachment, corner shower.





Family Bathroom

Front aspect, ceramic tiled floors and walls, heated towel rail, panelled bath with shower attachment, wash hand basin on vanity unit, low level WC

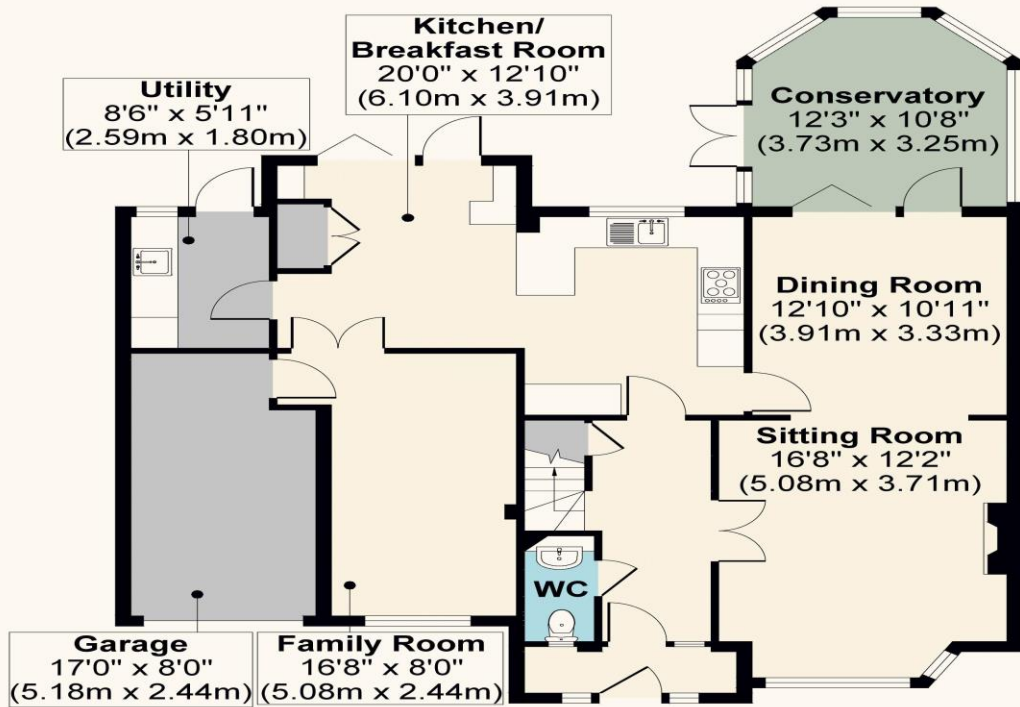
Garden

With decking area

Garage 17' 0" x 8' 0" (5.18m x 2.44m)







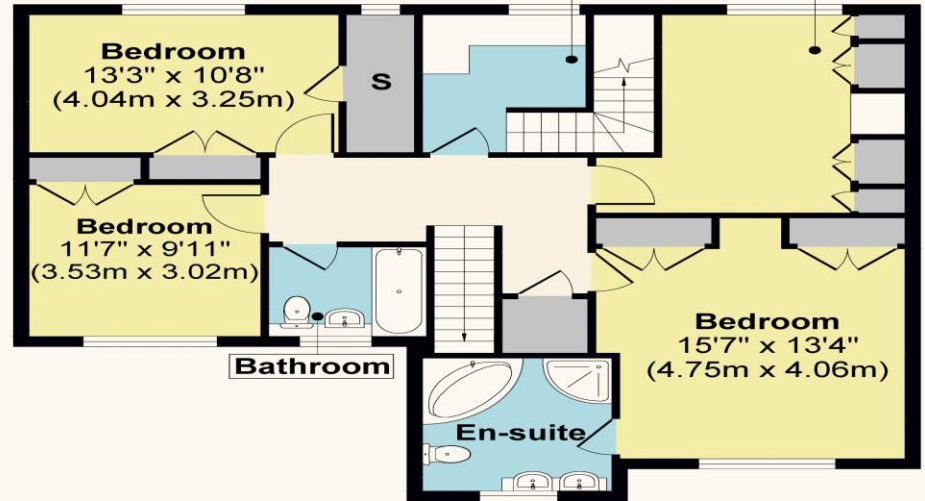
Ground Floor
Approximate Floor Area
947 Sq. ft
(87.97 Sq. m)



Second Floor
Approximate Floor Area
454 Sq. ft
(42.17 Sq. m)

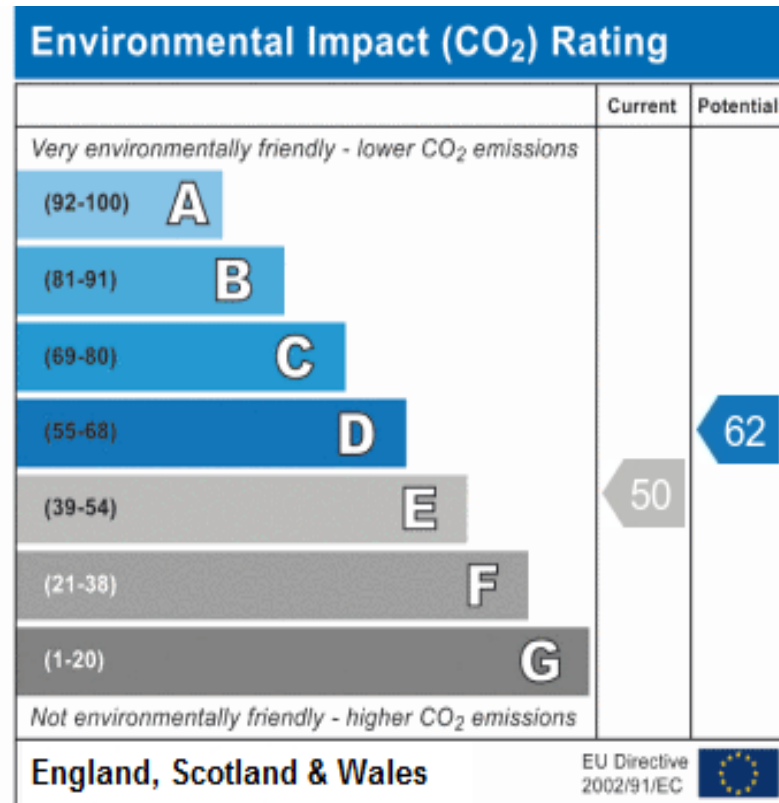
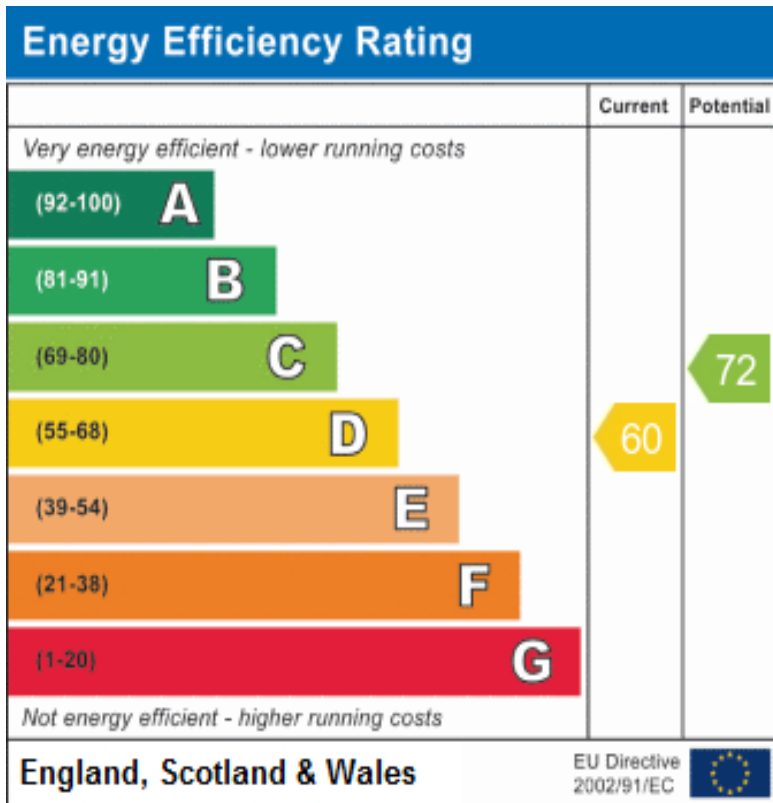
Dressing Room
9'11" x 8'11"
(3.02m x 2.72m)

Bedroom
13'3" x 12'2"
(4.04m x 3.71m)



First Floor
Approximate Floor Area
961 Sq. ft
(89.27 Sq. m)

Approx. Gross Internal Floor Area 2362 sq. ft / 219.41 sq. m



Address:
Royal Avenue, KT4

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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