



  
HENLEY HOMES

12 Royal Avenue | Worcester Park

Surrey | KT4 7JE |



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.

**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.



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

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



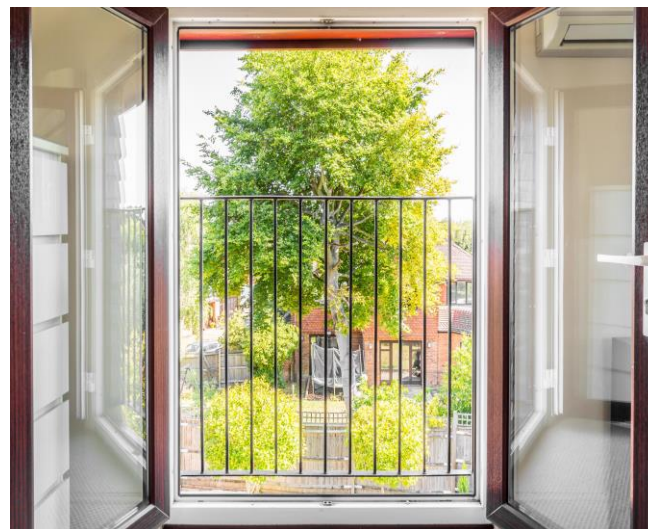


**Master Suite dressing area 9' 11" x 8' 11" (3.02m x 2.72m)**  
Rear aspect, stairs leading to master suite.

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

Rear 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 5** 11' 7" x 9' 11" (3.53m x 3.02m)

Front aspect, built in wardrobes.





**Bedroom 2** 15' 7" x 13' 4" (4.75m x 4.06m)

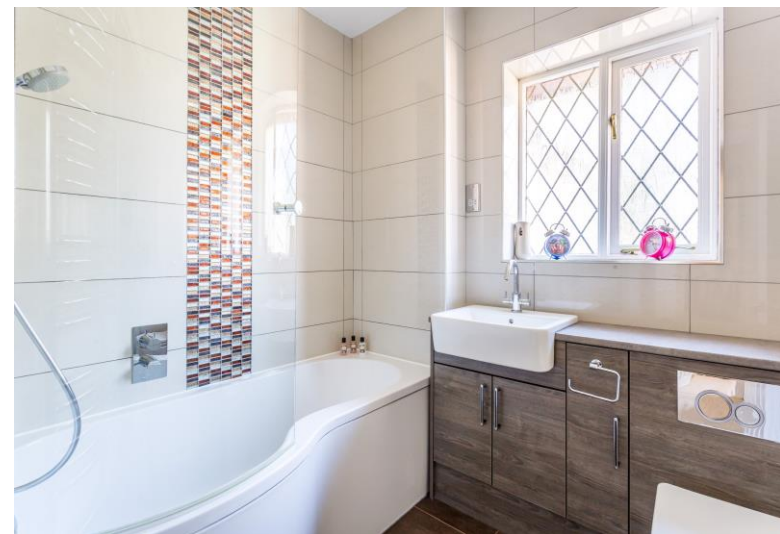
Front aspect, built in wardrobes.

**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, was hand basin on vanity unit, low level WC.

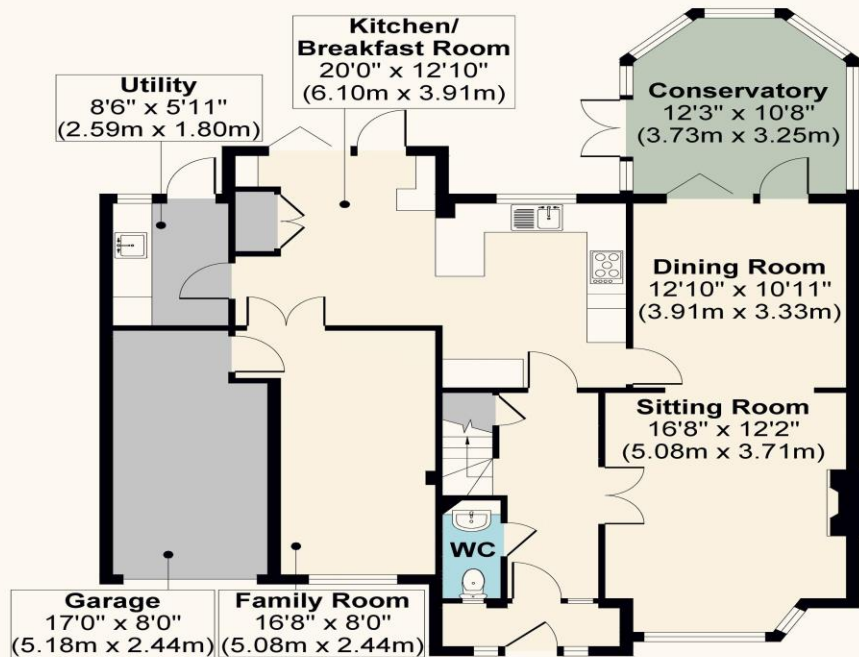




**Garden**  
With decking area

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

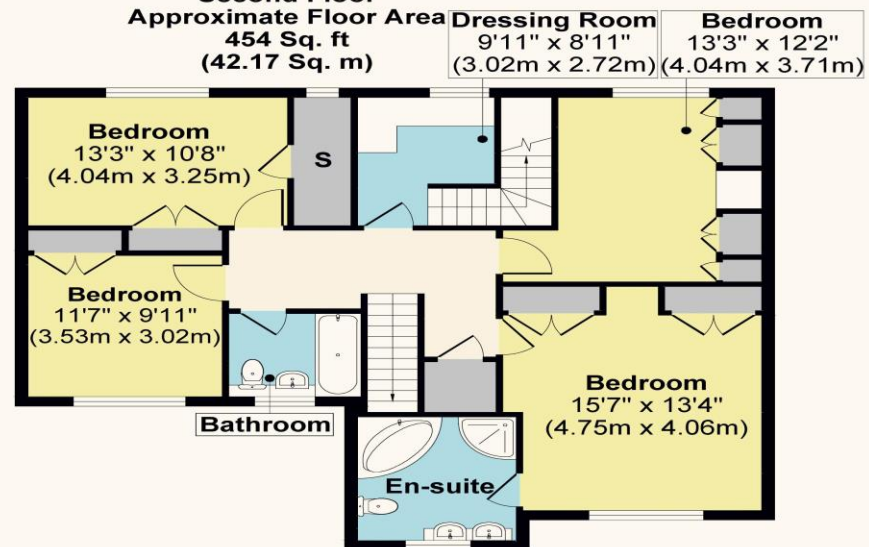




**Ground Floor**  
Approximate Floor Area  
947 Sq. ft  
(87.97 Sq. m)



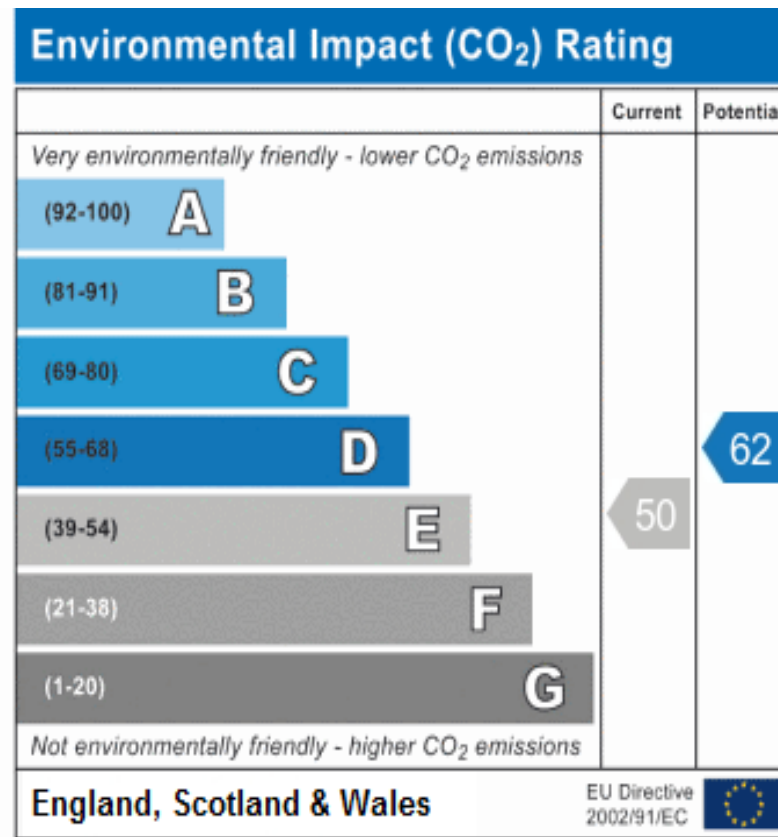
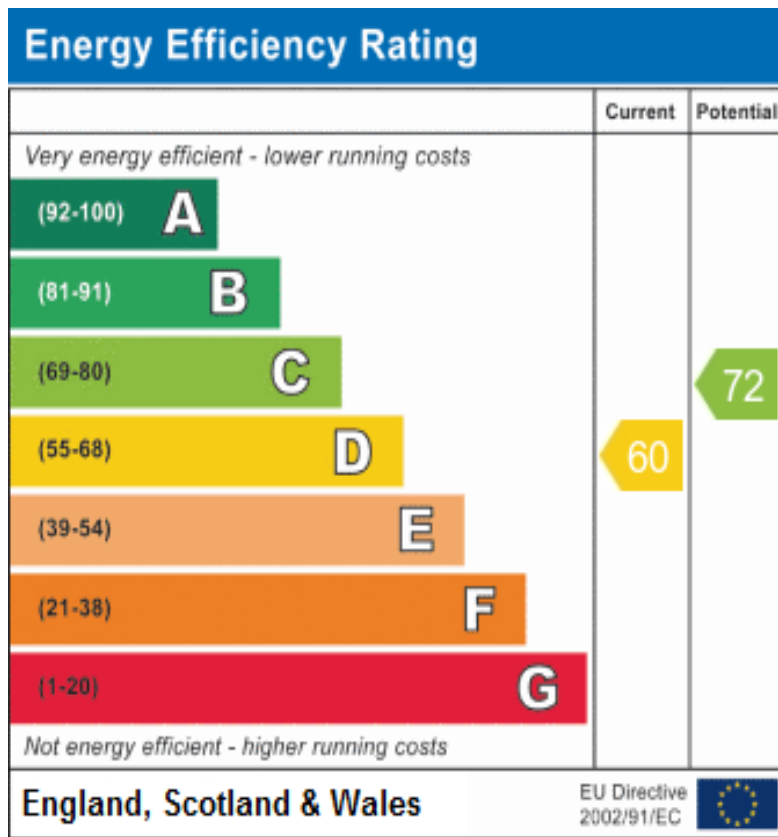
**Second Floor**  
Approximate Floor Area  
454 Sq. ft  
(42.17 Sq. m)



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

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

Illustration for identification purposes only, measurements are approximate, not to scale.



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.



HENLEY HOMES

0203 873 2700  
info@henleyhomes.agency | www.henleyhomes.agency