



Clarkes Avenue, Worcester Park, KT4 8QB
£425,000

Ideally positioned is this 3 bedroom semi detached property. The property lends itself to extend STPP and modernise although already benefitting from a well maintained private rear garden, 2 reception rooms and off street parking. Located superbly for access to both Worcester Park and North Cheam with great transport links including the 93 bus route to Morden and Worcester Park mainline stations along with well performing schools and amenities. Internal viewing is highly recommended.

Potential to Extend STPP · Off Street Parking · Private Rear Garden · Well Located for Schools & Amenities

Hallway -

Carpeted, radiator, door to large understairs cupboard, further understairs cupboard housing meters, stairs to first floor landing, door to

Lounge - 12' 8" x 12' 1" (3.86m x 3.68m)

Double glazed window to front aspect, radiator, carpeted, feature fireplace.

Dining room - 10' 0" x 9' 9" (3.05m x 2.97m)

Glazed doors and windows to rear aspect, exposed floorboards, radiators, open to

Kitchen - 6' 0" x 5' 5" (1.83m x 1.65m)

Floorstanding units, inset stainless steel sink and drainer, roll top work surface, space for oven, double glazed window to side aspect, door to

Downstairs Shower Room/Utility Room -

White suite comprising a free standing shower, wall mounted wash hand basin, space & plumbing for washing machine, tiled walls, double glazed window to side aspect.



Conservatory - 7' 0" x 6' 4" (2.13m x 1.93m)

Windows & door to garden access, door to

WC -

Low level WC.

Stairs to First Floor Landing -

Double glazed window to side aspect, carpeted, loft access, door to

Bedroom 1 - 15' 9" x 10' 8" (4.80m x 3.25m)

Double glazed window to front aspect, radiator, carpeted, door to fitted cupboard.

Bedroom 2 - 9' 9" x 9' 3" (2.97m x 2.82m)

Double glazed window to rear aspect, airing cupboard housing storage and "Worcester" boiler, exposed floorboards, radiator.

Bedroom 3 - 7' 8" x 6' 9" (2.34m x 2.06m)

Double glazed window to rear aspect, exposed floorboards, radiator.

Rear Garden - 83' 3" x 25' 3" (25.36m x 7.69m)

Fence-enclosed rear garden, mature tree, shrub & plant borders, paved patio, lawn area, garden shed, gated access to front.

Front -

Mature shrubs and plants, driveway providing off street parking.



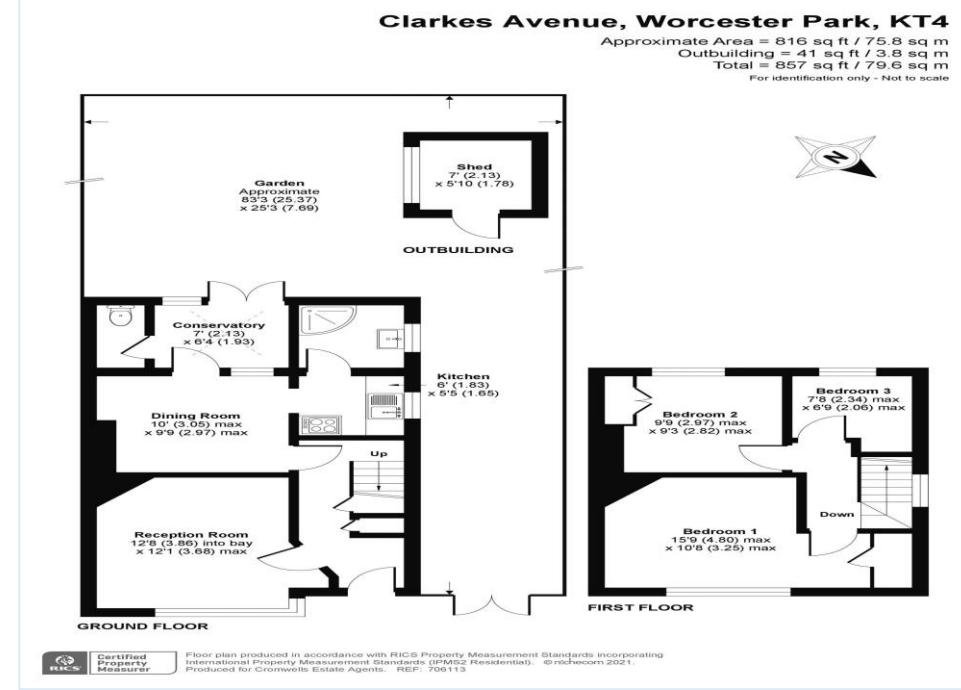
Council Tax - D
Tenure - Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		62 D
55-68	D		
39-54	E		
21-38	F		
1-20	G		

