



Three Bedroom Semi-Detached House in need of full refurbishment

Mayfair Avenue, Worcester Park, KT4 7SL, £650,000 Freehold

BURN – AND – WARNE

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*THREE BEDROOMS *SEMI-DETACHED *IN NEED OF FULL REFURBISHMENT *GARAGE *CENTRAL LOCATIOJ TO LOCAL AMENITIES *57FT GARAGE

A rare opportunity to acquire this three-bedroom semi-detached family home, offering exceptional scope for refurbishment and value enhancement. Requiring complete modernisation throughout, the property presents the perfect opportunity for buyers, investors or developers looking to create a bespoke home and add their own style and specification.

The accommodation currently comprises of a 15'7 x 14'3 Living Room, a 14'5 x 11'10 Dining Room, a 10'8 x 8'10 kitchen, three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a generous 57ft rear garden, providing excellent potential for extension (STPP) and creating additional living space.

Key Features

- * Three-bedroom semi-detached house
- * Full refurbishment project
- * Excellent opportunity to add value
- * Two reception rooms
- * 57ft rear garden
- * Potential to extend (subject to planning permission)

Ideally located within easy reach of Worcester Park town centre, the property is well positioned for commuters, with Worcester Park and Malden Manor railway stations offering regular services into London Waterloo.

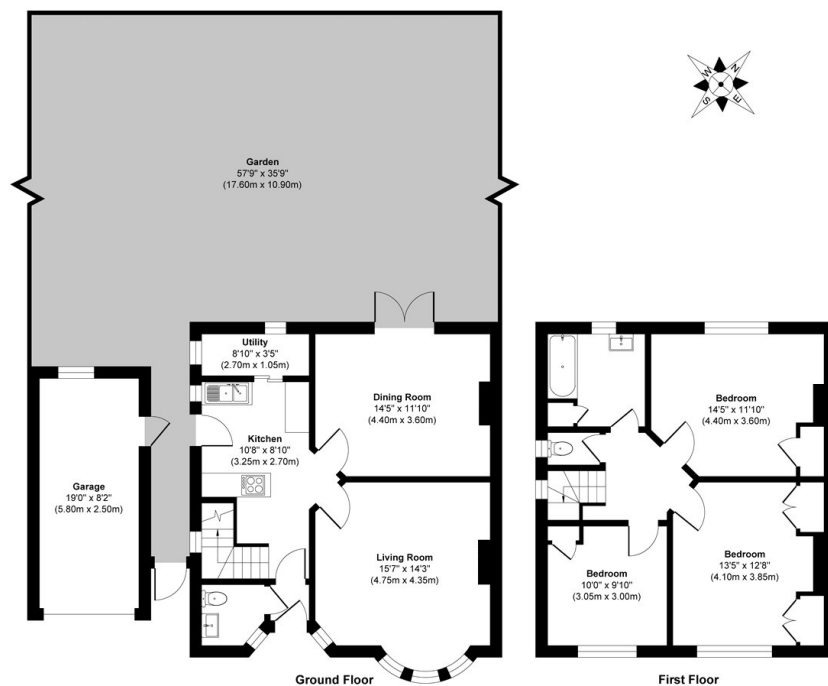
Families are particularly well served by a number of highly regarded local schools, including Cuddington Community Primary School, Malden Parochial CoFE Primary School, Cheam Common Junior Academy and Richard Challoner School.

Additional benefits include 19'0 x 8'2 garage, double glazing, 8'10 x 3'5 utility room and the property being offered with no onward chain.

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.

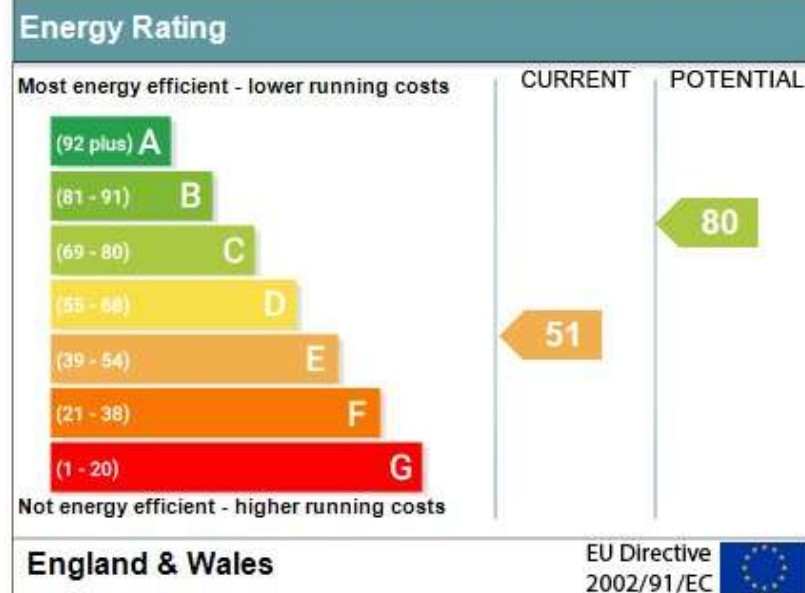






Mayfair Avenue, Worcester Park KT4
Approx. Gross Internal Area 1,199 sq. ft / 111.37 sq. meters
 Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
 Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
 not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.
 Plan produced by AR Net Media-www.arnetmedia.uk

Address: 26 Mayfair Avenue, WORCESTER PARK, KT4 7SL
RRN: 4536-3226-4600-0475-3206



Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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