



## Lavender Avenue, , Worcester Park, KT4 8RP

- Stunning Five/Six Bedroom Detached House
- Guide Price £900,000 - £1,000,000
- Open Plan Living Space
- Sleek & Stylish finishes Throughtout
- Great Transport links
- Extremely Versatile Home
- Driveway For Several Cars
- Modern Integrated Kitchen
- Three Bathrooms
- Close to Local Amenities

**Guide Price £900,000**



# Lavender Avenue, , Worcester Park, KT4 8RP

## DESCRIPTION

Nestled within the highly sought-after Lavender Avenue in KT4, this exceptional five/six-bedroom semi-detached family home has been beautifully extended and extensively modernised to create an impressive contemporary residence, perfectly tailored for modern family living. Set over two generous floors, the property offers bright, versatile and spacious accommodation throughout, finished to a sleek modern standard with an abundance of natural light flowing through every room. The layout has been thoughtfully designed to suit both growing families and those seeking flexible living arrangements.

To the front of the property on the ground floor are two well-proportioned bedrooms, ideal for guest accommodation, multi-generational living, home offices or additional reception space. The remainder of the ground floor opens up into a stunning extended open-plan kitchen, lounge and dining area — undoubtedly the heart of the home. This incredible entertaining space features a stylish contemporary kitchen, spacious living and dining zones, and expansive bi-fold doors leading directly onto the rear garden, creating a seamless indoor-outdoor lifestyle perfect for entertaining.

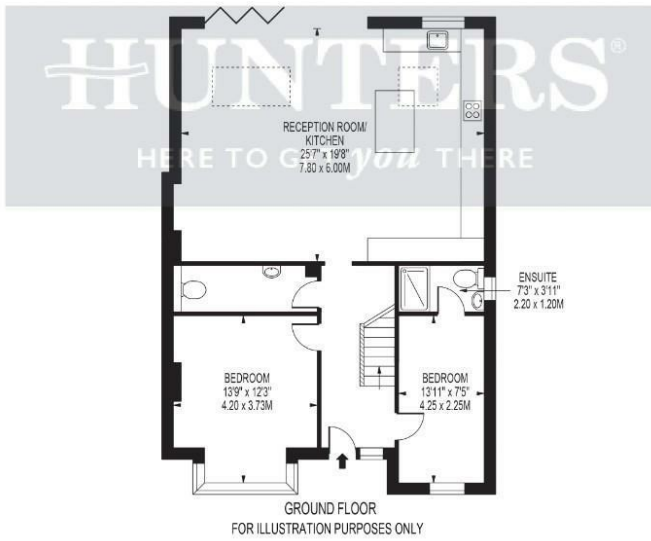
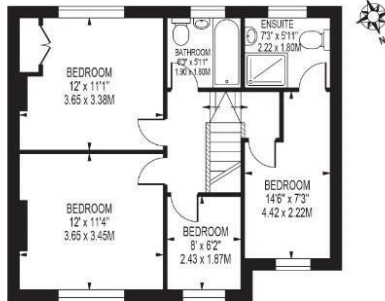
The beautifully maintained rear garden boasts a substantial patio area, ideal for outdoor dining, summer gatherings and relaxing evenings, while the large turfed lawn offers fantastic space for families and children, along with excellent future potential to add a summer house, garden studio or gym at the rear. Upstairs, the property continues to impress with four generously sized bedrooms and three beautifully appointed modern bathrooms, all presented in immaculate condition. In addition, there is exciting further potential to extend into the loft space (STPP), allowing future owners the opportunity to create even more living accommodation if desired.

**\*\*Images shown may include digitally enhanced or virtually staged furnishings and décor for illustrative purposes only\*\***





**LAVENDER AVENUE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1546 SQ FT - 143.63 SQ M



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**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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