



Delcombe Avenue, Worcester Park

- Two Reception Room
- Rear Extension
- Close to Worcester Park High Street
- Viewings are Highly Recommended
- Private Rear Garden
- Walking Distance to Local Schools
- Excellent Transport Links

Offers In Excess Of £490,000

Tenure: Freehold

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Delcombe Avenue, Worcester Park

DESCRIPTION

Nestled on the charming Delcombe Avenue in Worcester Park, this delightful mid-terrace house, built in the 1930s, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by two spacious reception rooms that provide ample room for relaxation and entertaining. The open-plan kitchen diner is a standout feature, creating a warm and inviting atmosphere for family meals and gatherings. This layout not only enhances the flow of the home but also allows for easy interaction with guests while cooking.

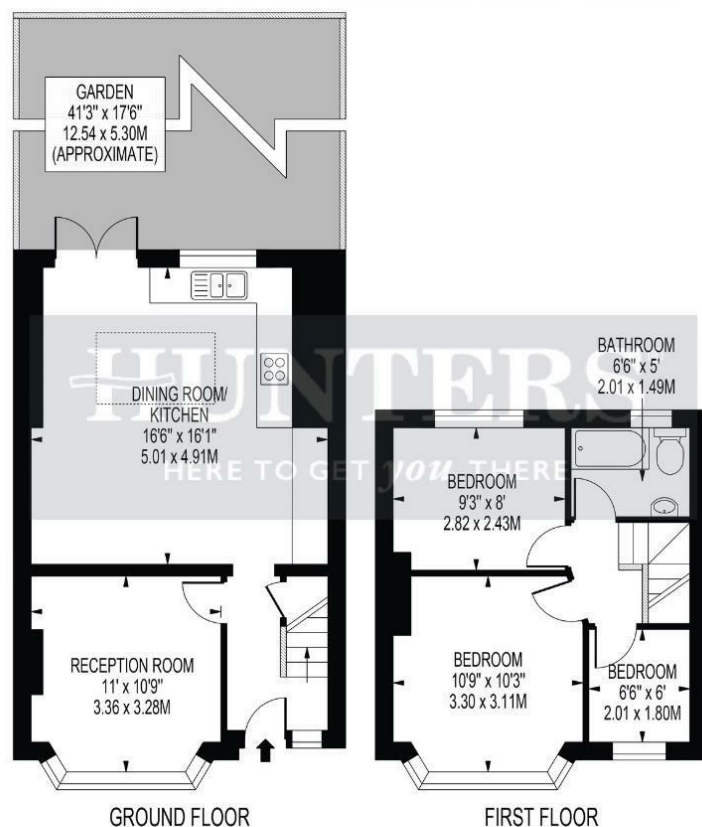
The private rear garden is a lovely retreat, perfect for enjoying the outdoors, whether it be for gardening, children's play, or simply unwinding after a long day.

With its convenient location, this home is well-placed for local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This three-bedroom mid-terrace house is a wonderful opportunity for anyone seeking a comfortable and stylish home in Worcester Park.



DELCOMBE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 709 SQ FT - 65.86 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Council Tax: D

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

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