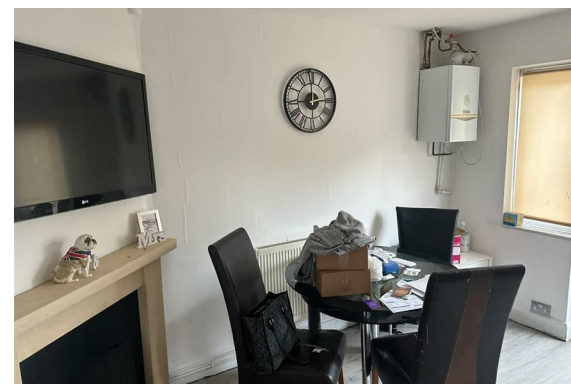




Kingshill Avenue, , Worcester Park, KT4 8DB

- Three Bedroom Terrace House
- Potential To Extend STPP
- Good Commuter Links
- Good Schools
- NO ONWARD CHAIN!!
- Private Garden
- Potential To Put Your Own Stamp On

Offers In Excess Of £475,000



Kingshill Avenue, , Worcester Park, KT4 8DB

DESCRIPTION

A Home Full of Possibilities – The Potential to Create Something Special

For buyers with imagination, ambition and an eye for opportunity, this property on Kingshill Avenue offers an exciting chance to create a truly individual family home in a popular Worcester Park location.

Offering well-proportioned accommodation and enormous potential for improvement, the property presents a fantastic blank canvas for those looking to modernise, redesign and add value.

The existing layout provides a solid starting point, with scope to reconfigure the accommodation to suit contemporary family living. Whether your vision involves creating a stylish open-plan kitchen, dining and family space, introducing larger windows and doors to maximise natural light, or undertaking a comprehensive refurbishment, the possibilities are certainly worth exploring.

There is also exciting potential to extend to the rear and into the loft, subject to the necessary planning permissions and building regulations. Such improvements could significantly enhance the accommodation, creating additional bedrooms, bathrooms or generous entertaining spaces.

Location is another major attraction. Kingshill Avenue is conveniently positioned for Worcester Park's excellent range of shops, cafés, restaurants and everyday amenities.

Worcester Park railway station provides regular services towards London Waterloo, making the area particularly appealing to commuters. Nearby road connections also offer convenient access towards Kingston, Sutton and the wider surrounding areas.

Families are well catered for, with a selection of local schools including Cuddington Community Primary School, Cheam Common Junior Academy and Cheam High School within the wider area, subject to admissions criteria.

The real appeal here is the opportunity. Rather than paying a premium for somebody else's taste, this is a chance to create a home designed entirely around your own lifestyle.





188 Kingshill Avenue, KT4

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewings

Please contact worcesterpark@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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) 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	

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.