



## Washington Road, Worcester Park

- \*\* NO CHAIN \*\*
- Walking Distance to the High Street
- Off Street Parking
- Requires Light Modernisation
- 4 Bedrooms
- Walking Distance To the Station
- Room To Extend STPP
- Viewings Are Highly Recommended

**Asking Price £475,000**

**Tenure: Freehold**

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# Washington Road, Worcester Park

## DESCRIPTION

Nestled on the charming Washington Road in Worcester Park, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in the early 20th century, this property boasts a generous 828 square feet of well-designed space, making it an ideal family home.

The house features four spacious bedrooms, providing ample room for family members or guests. The single reception room is a welcoming space, perfect for relaxation or entertaining. The property also includes a well-appointed bathroom, catering to the needs of a busy household.

One of the standout features of this home is the potential for extension, subject to planning permission. This offers the new owners the exciting opportunity to personalise and expand the living space to suit their lifestyle. Additionally, the property benefits from parking for one vehicle, a valuable asset in this sought-after area.

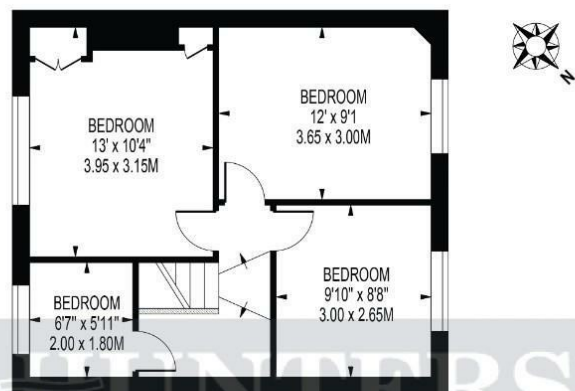
With no onward chain, this home is ready for you to move in and make it your own. The location is ideal, with local amenities, schools, and parks within easy reach, making it a fantastic choice for families and professionals alike.

In summary, this mid-terrace house on Washington Road presents a wonderful opportunity to acquire a charming home with room for growth in a desirable neighbourhood. Don't miss your chance to view this property and envision the possibilities it holds.

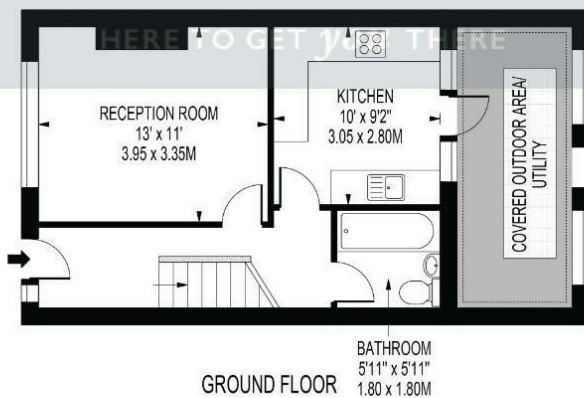




APPROXIMATE GROSS INTERNAL FLOOR AREA: 828 SQ FT - 76.96 SQ M



## FIRST FLOOR



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.

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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# 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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p>63</p>	<p>78</p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p> 		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p> 		

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

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