



Caldbeck Avenue, , Worcester Park, KT4 8BH

£550,000



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DESCRIPTION

HUNTERS COLLECTION

****A Little Imagination. A Lot of Potential.****

Some homes are all about the finishing touches. Others are about the possibilities. This three-bedroom mid-terraced home in Caldbeck Avenue offers generous living space, a practical layout and exciting potential to create something rather special.

Neat, clean and clearly well cared for, the property is perfectly liveable in its current condition, although its traditional décor presents an ideal opportunity for buyers looking to introduce their own style without paying a premium for somebody else's taste. The ground floor features an impressively spacious open-plan lounge and dining room, stretching from front to back, with ample room for relaxing and entertaining. Sliding patio doors provide natural light and access to the rear garden.

The existing kitchen is compact, but here's where imagination can take over. Subject to the necessary planning permissions, a substantial rear extension could transform the layout, relocating the kitchen to create a stunning open-plan kitchen, dining and family room. Picture a central island, generous entertaining space and contemporary doors opening onto the garden. Upstairs, three bedrooms comprise two comfortable doubles and a smaller third bedroom, perfectly suited to a nursery, child's bedroom or home office. A shower room completes the accommodation.

Further potential to extend into the loft, subject to the necessary consents, adds another exciting possibility. Outside, off-road parking for two vehicles provides welcome everyday convenience.

The property is well positioned for access to local amenities, schools and transport connections. Worcester Park and surrounding railway stations provide commuter services towards London Waterloo, while connections to the A3 and wider road network make travelling towards Kingston, Surrey and central London convenient.

Comfortable Today. Something Quite Special Tomorrow.



HUNTERS®

HERE TO GET *you* THERE

OUR PATCH

GREAT CONNECTIONS. A BRIGHTER MOVE.

FAST & CONVENIENT LINKS TO LONDON

Worcester Park	~ 29 mins
Stoneleigh	~ 31 mins
Motspur Park	~ 27 mins
New Malden	~ 25 mins
Sutton	~ 24 mins
Epsom	~ 34 mins
Ewell	~ 32 mins
Morden (Underground)	~ 40 mins to central London

Times are approximate and may vary.
Source: National Rail & TfL (2024).

THE HUNTERS PATCH

Worcester Park

Stoneleigh

Sutton

Epsom

Ewell

Morden

New Malden

Motspur Park

Raynes Park

Wimbledon

London Waterloo

Richmond

Kingston

Earlsfield

Clapham Junction

Vauxhall

Cheshington South

Tolworth

West Sutton

Banstead

Carshalton

Hackbridge

To Dorking and Guildford

To Guildford and Portsmouth

To Reigate

To Croy and Gatwick

South Western Railway

London Underground (Northern line)

District line

Overground

Elizabeth line (nearby connections)

Other rail services

FANTASTIC SCHOOLS

BEAUTIFUL GREEN SPACES

EXCELLENT TRANSPORT LINKS

THRIVING HIGH STREETS

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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
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.

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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.



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