



Hambleton Close, Worcester Park

- NO FORWARD CHAIN
- CONSERVATORY
- QUIET LOCATION
- PRIVATE REAR GARDEN
- WALKING DISTANCE TO MAINLINE STATION
- OFF STREET PARKING

Offers In Excess Of £475,000

Tenure: Freehold

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Hambleton Close, Worcester Park

DESCRIPTION

GUIDE PRICE £500,000 TO £550,000

Nestled in the charming area of Hambleton Close, Worcester Park, this delightful end-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 990 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The property features a well-appointed bathroom, ensuring all essential amenities are readily available.

One of the standout features of this home is the large garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. It presents an excellent opportunity for those who appreciate outdoor living or wish to create their own personal oasis.

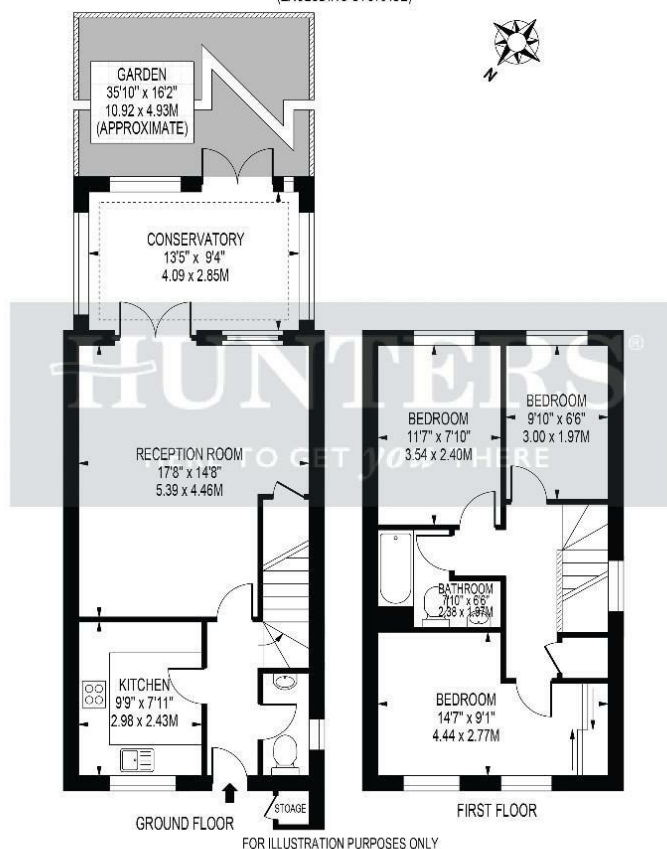
Built in 1995, this property benefits from modern construction standards, providing a comfortable and low-maintenance lifestyle. Additionally, the absence of forward chain means a smoother transition for potential buyers, allowing for a quicker move-in process.

Hambleton Close is situated in a desirable location, with easy access to local amenities, schools, and transport links, making it a fantastic choice for those looking to settle in Worcester Park. This property is not just a house; it is a place where memories can be made. Don't miss the chance to make it your own.



HAMBLETON CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 948 SQ FT - 88.07 SQ M
(EXCLUDING STORAGE)



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: E

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

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.
94 Central Road, Worcester Park, KT4 8HU
Tel: 0208 432 2347 Email: worcesterpark@hunters.com <https://www.hunters.com>



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