







Tenure: Freehold

## St. Philips Avenue, Worcester Park

- Detached Home
- Guide Price £650,000 £700,000
- Scope to Further Extend STPP
- Close to High Street
- Viewings are Highly Recommended

- No Chain
- Off Street Parking
- Walking Distance to Worcester Park Train Station
- Large Private Garden



### Guide Price £650,000

# St. Philips Avenue, Worcester Park

#### **DESCRIPTION**

\*\*No Chain\*\* \*\*Guide Price £650,000 - £700,000\*\*
We are delighted to bring to the market this detached house on a large plot in Worcester Park. The house was the first to be build in the 1930s building boom as the builder's main residence and hence commandeers one of the largest plots on the road. The property has been extended to the rear with plenty of potential to further extend STPP. There is off street parking to the front of the property with scope to have more as well as a garage to the side of the property. Furthermore there is a large private garden to the rear of the property. Viewings are Highly recommended.





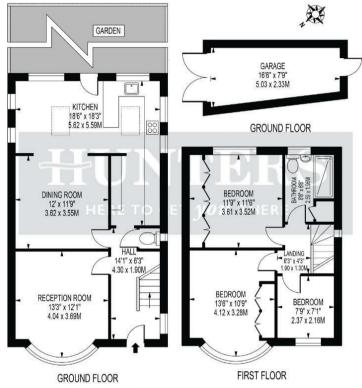




#### ST. PHILLIPS AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1058 SQ FT - 98.30 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 108 SQ FT - 10.00 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.

WITH INTERNOON PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRES AND DAIL SURVEY AS TO THE OFFICE THEMSELVES HOUSE OF A PROSUMATE AND SHOULD NOT BE USED OF VAULE A PROPERTY ONE OF THE PASS OF ANY SALE OR LET.

#### 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

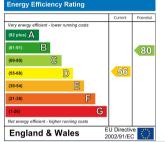


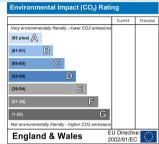


Council Tax: D

## 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.





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

