

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Buckland Way

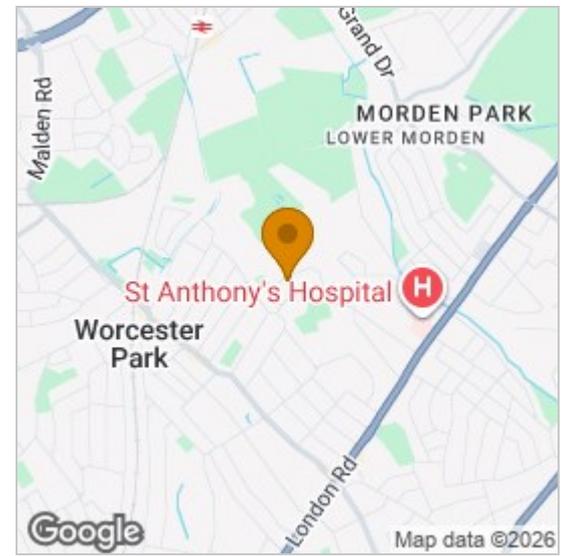
Worcester Park, KT4 8NR

Guide Price £500,000

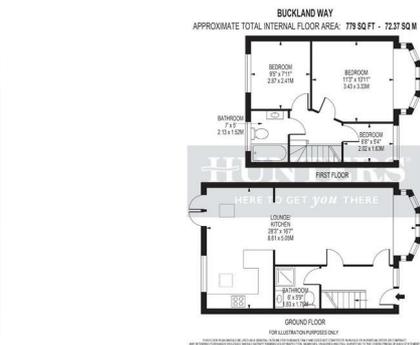




## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>90</b>	(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



**\*\*GUIDE PRICE £500,000 - £525,000 NO CHAIN\*\***

Nestled in the charming area of Buckland Way, Worcester Park, this delightful mid-terrace house, built between 1930 and 1939, offers a perfect blend of classic character and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The property has been decorated to a high specification, ensuring a stylish and comfortable environment throughout. The large rear extension is a standout feature, housing a contemporary kitchen that is both functional and aesthetically pleasing, making it a joy for any home cook.

Convenience is key, with a downstairs bathroom that includes a utility area, alongside a separate family bathroom upstairs. This thoughtful layout enhances the practicality of the home, catering to the needs of busy households.



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 OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters will 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.

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

