

## Lower Green Gardens, Worcester Park

- Semi Detached Home
- 3 Bathrooms
- Off Street Parking
- Walking Distance to Local Amenities
- Viewings are Highly Recommended

- 5 Bedrooms
- Integrated Garage
- Private Garden
- Excellent Transport Links

**Asking Price £1,250,000**

**Tenure: Freehold**

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# Lower Green Gardens, Worcester Park

## DESCRIPTION

Nestled in the charming area of Lower Green Gardens, Worcester Park, this impressive semi-detached house offers a perfect blend of space and modern living. Built in 2003, the property boasts a generous 2,238 square feet of well-designed accommodation, making it an ideal family home.

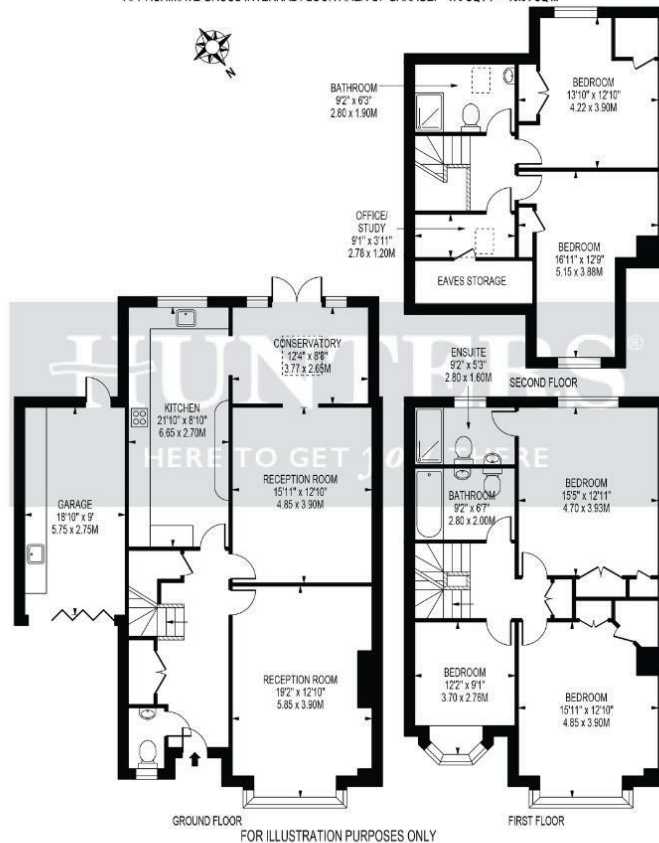
Upon entering, you are greeted by three inviting reception rooms, providing ample space for relaxation and entertainment. The layout is thoughtfully arranged, ensuring that each room flows seamlessly into the next, creating a warm and welcoming atmosphere. With five spacious bedrooms, there is plenty of room for family members or guests, and the three well-appointed bathrooms add to the convenience of daily living.

The property is set in a desirable location, offering a peaceful residential environment while still being within easy reach of local amenities and five minutes walk to Worcester Park mainline station with direct access to Waterloo. For those with vehicles, the house provides parking for up to three cars, a valuable feature in today's busy world.

This home is perfect for those seeking a modern lifestyle in a tranquil setting. With its ample space, contemporary design, and convenient location, it presents an excellent opportunity for families or individuals looking to settle in Worcester Park. Do not miss the chance to make this delightful property your own.



**LOWER GREEN GARDENS**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 2238 SQ FT - 207.93 SQ M  
 (INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 48 SQ FT - 4.42 SQ M  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 170 SQ FT - 15.81 SQ M



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.

## 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: G

## 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	Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
	70	73
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
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

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