

## Rose End, Worcester Park

- Three Bedroom Mid Terrace House
- Extended Conservatory
- Cul-De-Sac location
- Close to Local School
- NO CHAIN
- Modern Fitted Kitchen
- South Westerly Aspect Rear Garden
- Large External Garage

**Asking Price £500,000**

**Tenure: Freehold**

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# Rose End, Worcester Park

## DESCRIPTION

**NO ONWARD CHAIN** – Situated within a quiet cul-de-sac in a sought-after area of Worcester Park, this spacious three-bedroom terraced home offers generous living accommodation and potential to modernise and add value.

The ground floor features a large reception room that flows seamlessly into an extended conservatory, creating a bright and versatile space ideal for both relaxing and entertaining. Double doors open onto the private rear garden, enhancing the indoor-outdoor feel. The property also benefits from a modern fitted kitchen with ample storage, along with the convenience of a separate downstairs WC.

Upstairs, the property comprises two well-proportioned double bedrooms and a further third bedroom, making it ideal for families or those needing additional workspace. A three-piece family bathroom serves this level.

Externally, the property boasts a private rear garden, as well as the added benefit of a separate garage en-bloc and off-street parking.

Overall, this is a well-sized family home in a popular residential location, offering a fantastic opportunity for buyers to put their own stamp on a property with great potential.

### Location & Amenities

Rose End is a small residential cul-de-sac made up predominantly of family homes built in the late 1970s and early 1980s, offering a quiet and established community setting.

### Local Schools

The property is ideally positioned for a range of well-regarded schools, including:

Dorchester Primary School – within walking distance  
St Cecilia's Catholic Primary School – popular and highly regarded  
Brookfield Primary Academy  
Cheam High School  
Glenthorne High School

These options make the property particularly attractive for families, with several schools located within approximately 0.3–1 mile.

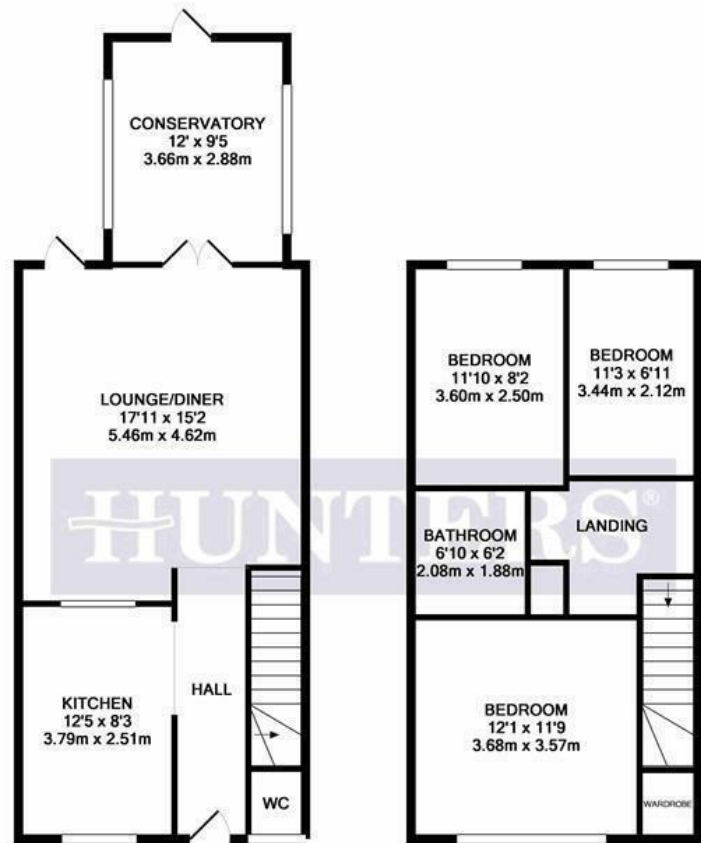
### Transport Links

The property is well connected for commuters:

Worcester Park Station – approx. 0.8 miles  
Motspur Park Station – approx. 1.1 miles

Both stations provide regular services into London Waterloo





GROUND FLOOR  
APPROX. FLOOR  
AREA 573 SQ.FT.  
(53.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 460 SQ.FT.  
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1033 SQ.FT. (96.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>86</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		<b>74</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
England & Wales	EU Directive 2002/91/EC		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.

**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.

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worcesterpark@hunters.com <https://www.hunters.com>



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