Risborough Drive, , Worcester Park, KT4 8DA

- Four Bedroom End Of Terrace House
- Drive way for 3 or 4 Cars
- Close To The Station For Commuters
- Potential For Additional Bathroom
- Incredible Outhouse With Plumbing & Shower Room
- Flexible Living Space Over 3 Floors
- Easy To Maintain Garden
- Desirable Location

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HERE TO GET *you* THERE

Asking Price £625,000

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DESCRIPTION

Hunters Collection | Risborough Drive, Worcester Park
“More space than you expect. More possibilities than you planned for.”
Set across three floors, this four-bedroom end-of-terrace family home has evolved into something far more interesting than your average house. The ground floor offers a generous living/dining room with plenty of space for both family life and entertaining, flowing through to the kitchen and conservatory at the rear. From here, doors open onto the terrace and garden, while to the front a substantial driveway provides parking for three to four cars — because a family home is considerably easier when nobody is fighting for the last parking space.

The first floor provides three bedrooms and the family bathroom, before the house continues upwards to a superb fourth bedroom occupying the second floor. This top floor also offers exciting potential to create an additional bathroom, subject to the usual consents and requirements, opening up the possibility of a fantastic principal bedroom suite and giving the house even greater flexibility as the family grows.

Step outside and the surprises continue. Beyond the rear garden sits an impressive detached outbuilding complete with plumbing, shower and WC. Whether it becomes a serious home office, gym, studio, games room, teenage retreat or simply somewhere the grown-ups mysteriously disappear to when the house gets noisy, it's a genuinely valuable addition that sets this property apart. For commuters, Worcester Park Station is within easy reach, providing direct services into London Waterloo, while Motspur Park offers another useful rail option. Worcester Park High Street provides a good selection of shops, cafés and everyday amenities nearby. Families are equally well catered for, with Green Lane Primary & Nursery School, Dorchester Primary, Cheam Common Infants' Academy and Coombe Boys' School among the schooling options in the surrounding area.

Four bedrooms. Three floors. Parking for the family fleet

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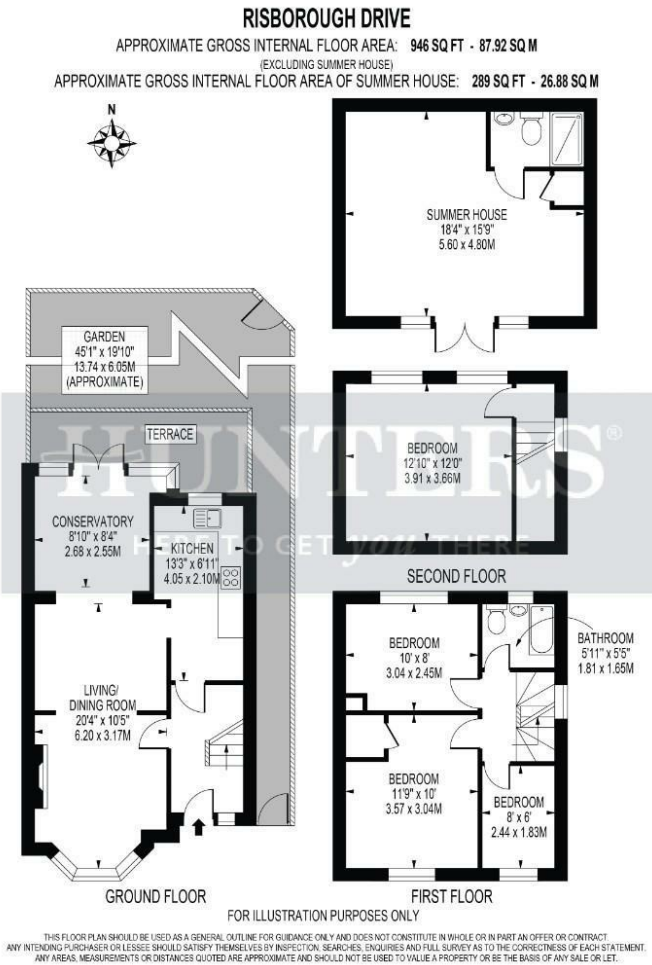
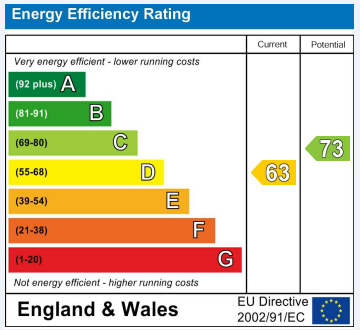


ENERGY PERFORMANCE CERTIFICATE

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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact worcesterpark@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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