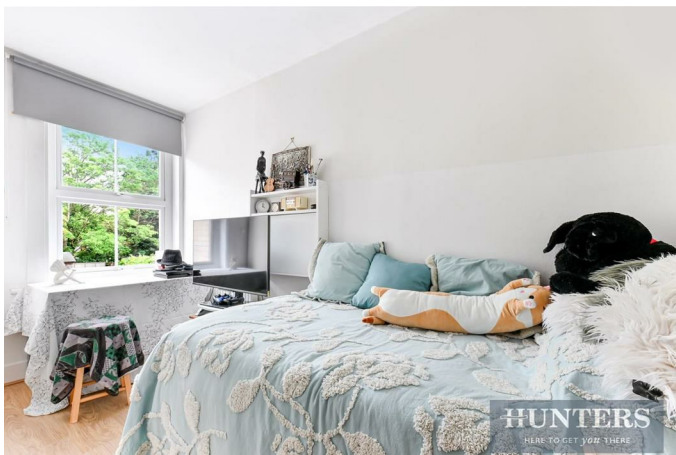




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Washington Road, Worcester Park | Guide Price £500,000  
Call us today on 0208 432 2347





### 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.



GUIDE PRICE £500,000 TO £525,000

A wonderful three bedroom semi-detached family home , ideally positioned in a very desirable and convenient location just a stones throw away from Worcester Park High Street and Train Station with a 28 mins trip into London Waterloo

Having been a family home for 38 years, the property offers an abundance of character and charm, providing a large through lounge and dining area leading to a modern kitchen and downstairs four piece bathroom suite.

Upstairs provides three double bedrooms to the first floor and an insulated loft room with velux windows to the second floor with potential to extend subject to planning permission.

Externally there is a large private and mature rear garden leading to a further substantially sized lockup at the rear.

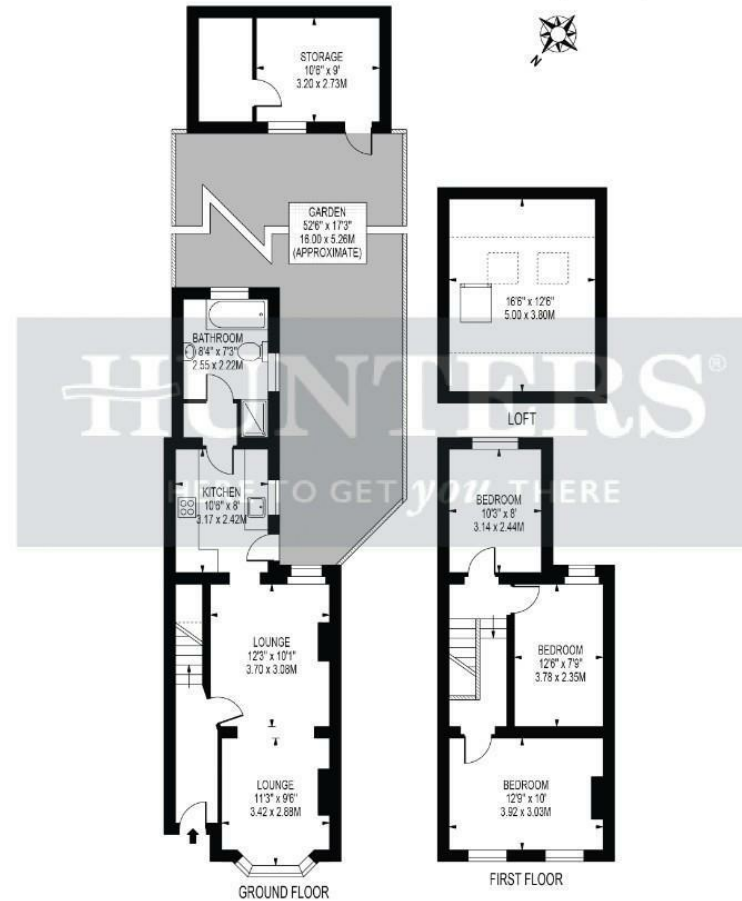


## WASHINGTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1070 SQ FT - 99.38 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 82 SQ FT - 7.60 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 139 SQ FT - 12.91 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.  
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.

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.

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