

## Gunpowder Road, Worcester Park

- 3 Double Bedrooms (Principle with En-Suite)
- NHBC Certificate until 2033
- 2 Allocated Parking Spaces
- Close to local Stations and Amenities
- Built in 2023
- Family Bathroom
- EV Charging
- Viewings are Highly Recommended

**Asking Price £680,000**

**Tenure: Freehold**

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# Gunpowder Road, Worcester Park

## DESCRIPTION

Nestled in the charming area of Worcester Park, this nearly new mid-terrace house on the private estate on Gunpowder Road offers a perfect blend of modern living and convenience. Built in 2023, this delightful property spans an impressive 1,078 square feet, providing ample space for families or professionals seeking a comfortable home.

The house boasts open plan living, ideal for entertaining guests or enjoying quiet evenings with family. With three spacious double bedrooms, there is plenty of room for relaxation and personal space. A contemporary principle en-suite and a well appointed family bathroom ensure smooth stress free mornings perfectly suited to modern family living. This is further enhanced by the convenience of a ground floor WC and cloakroom.

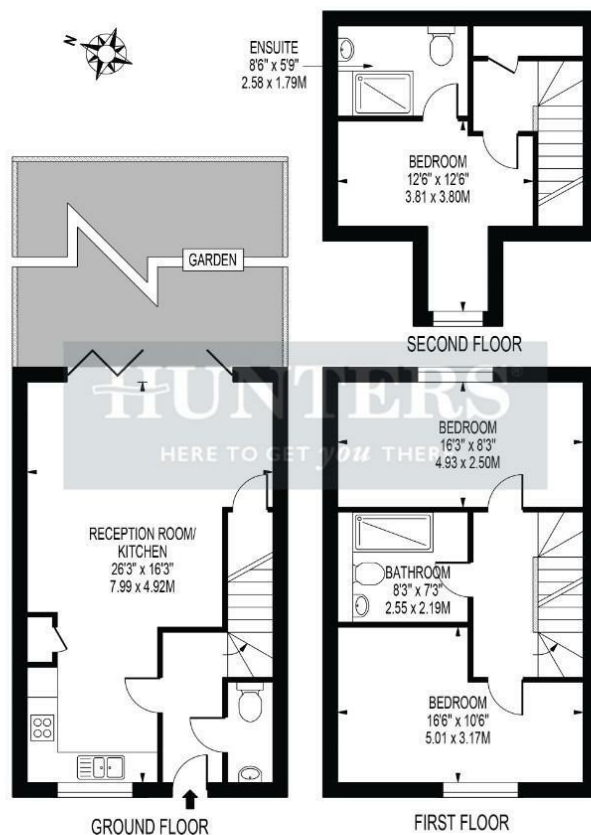
Situated within a private estate, this property benefits from a minimal service charge of just £39 per month for the upkeep of communal areas, making it an attractive option for those looking for a low-maintenance lifestyle. The convenience of parking is a significant advantage, with two allocated spaces right outside the front door, complemented by an electric vehicle charger in front of the property.

The property comes with an NHBC Certificate, valid until the 27th of April 2033, providing peace of mind regarding the quality and safety of your nearly new home. This is an excellent opportunity to acquire a modern residence in a desirable location, perfect for those who appreciate contemporary living in a friendly community. Don't miss the chance to make this lovely house your new home.



## GUNPOWDER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1077 SQ FT - 100.04 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.

## 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: E

## 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	Current	Potential	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>96</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</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		
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

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