



Malden Road, Worcester Park

- ****No Chain, Guide Price £800,000 - £850,000****
- Semi Detached
- Conservatory
- Large Family Kitchen with Separate Utility Room
- Off Street Parking for Several Cars

Guide Price £800,000

- A large Four Bedroom Family Home
- Two Reception Rooms
- Potential to extend STPP
- Private Rear Garden
- Viewings are Highly Recommended



Tenure: Freehold

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Malden Road, Worcester Park

DESCRIPTION

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A well presented large and spacious Four bedroom semi detached family home situated close to local amenities and excellent transport links. The property boasts versatile living space with open and light rooms with high ceilings throughout. Upon entering the property into an open hallway there is the first reception room with a bay window providing much light, a second reception room ideal as a dining room or second reception leading onto a glass conservatory providing an outlook to a large private garden mostly laid to lawn and part patio and decking. Furthermore there is a good sized fully fitted family kitchen with separate utility room and a downstairs bedroom with direct access to a bathroom. The first floor presents three bedrooms one of which benefits from an en suite. There is also a large family three piece family bathroom. The property also offers potential to extend subject to the necessary planning requirements and has considerable off street parking for several cars. Viewings are highly recommended.



APPROXIMATE GROSS INTERNAL FLOOR AREA: 1561 SQ FT - 144.99 SQ M



FIRST FLOOR



GROUND FLOOR

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.

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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

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	
(55-68) D		81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	62	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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

