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**HUNTERS®**

# Idmiston Road, Worcester Park

Guide Price £550,000



NO CHAIN! Hunters are delighted to introduce this three storey mid-terraced town house, situated in a highly desirable area of Worcester Park. The property offers bright and spacious rooms, filled with natural light, and featuring a contemporary interior. The ground floor benefits from an open plan fully fitted kitchen that seamlessly connects to a breakfast room. Moving to the first floor, you will find a generously sized reception room, a bedroom, and a family bathroom. The top floor comes with two double bedrooms, both complete with en suite bathrooms.

Moreover, the property includes the convenience of off street parking and a garage at the front. Additionally, the garage offers inside access. At the rear of the house, there is a secluded garden area. Conveniently located close to local amenities and has excellent transportation connections.

We highly recommend scheduling a viewing.

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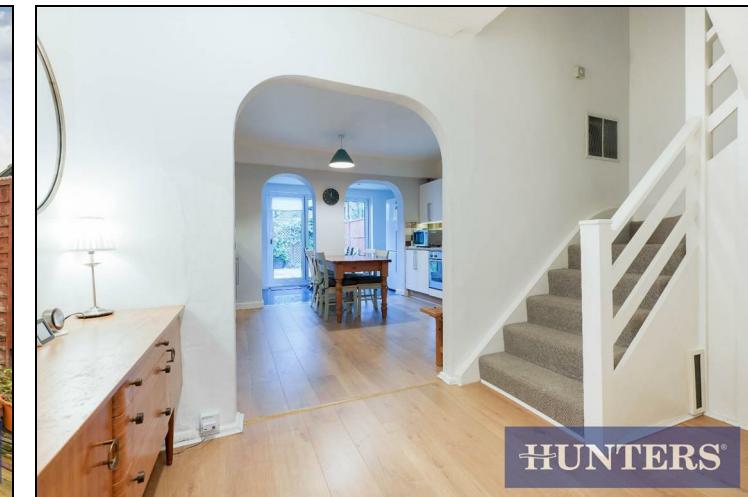


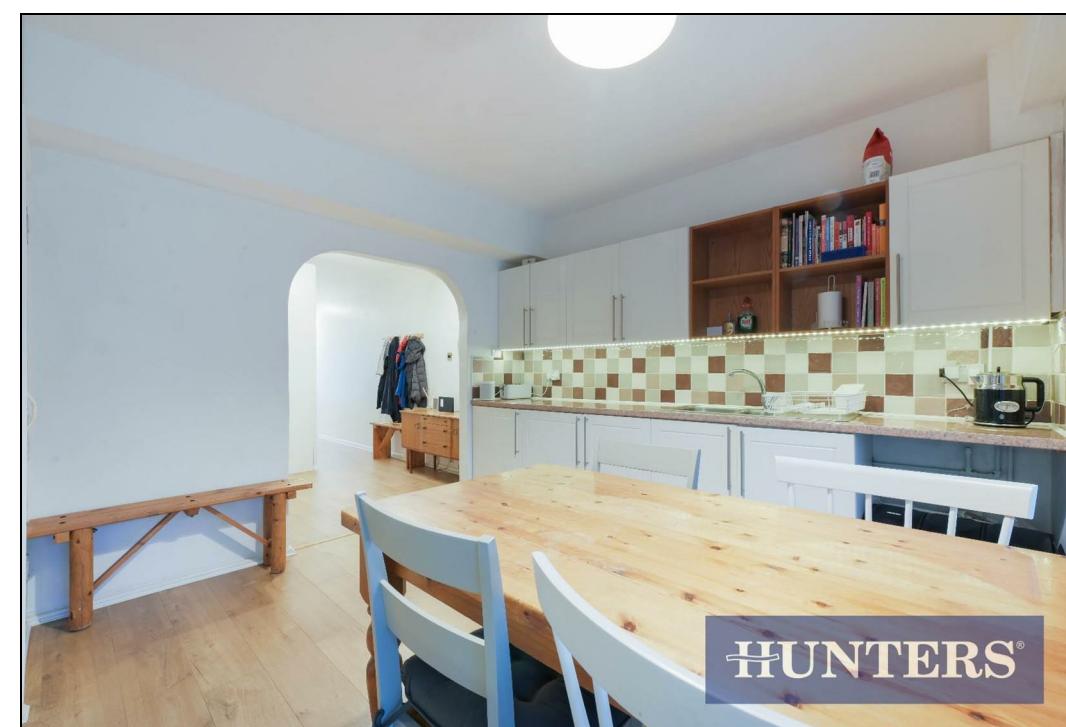
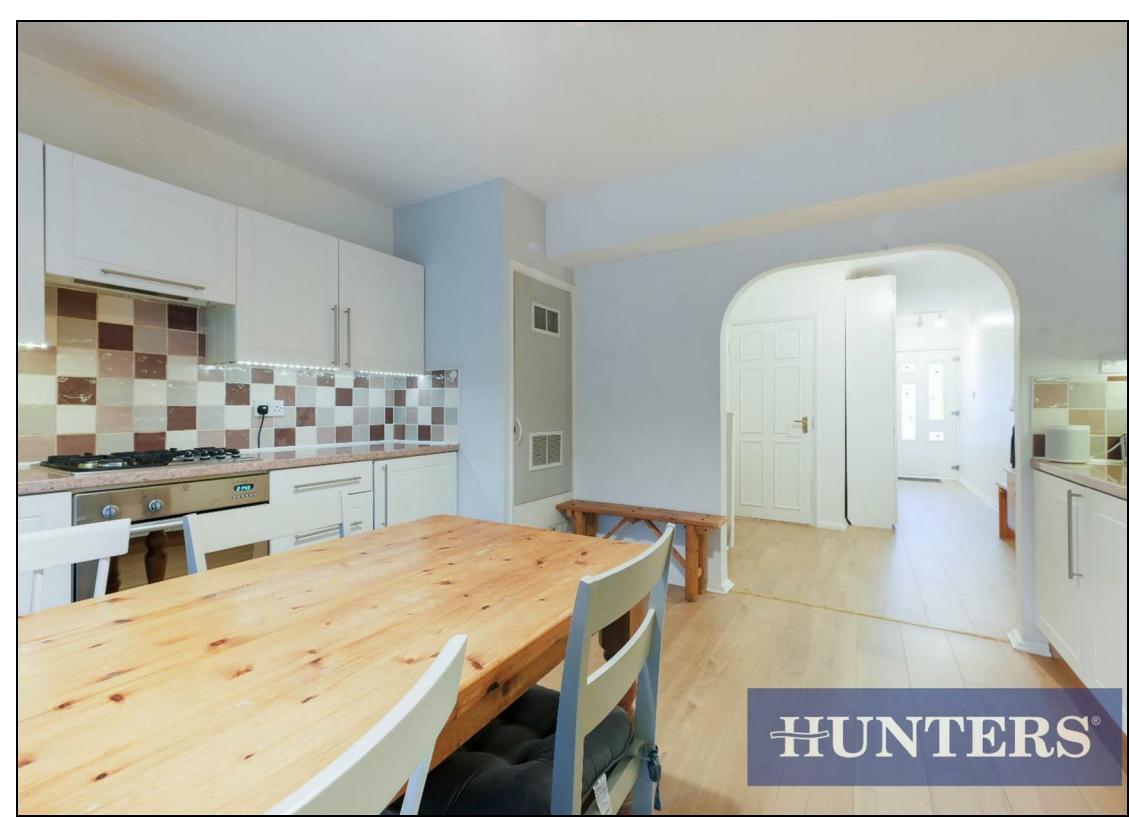
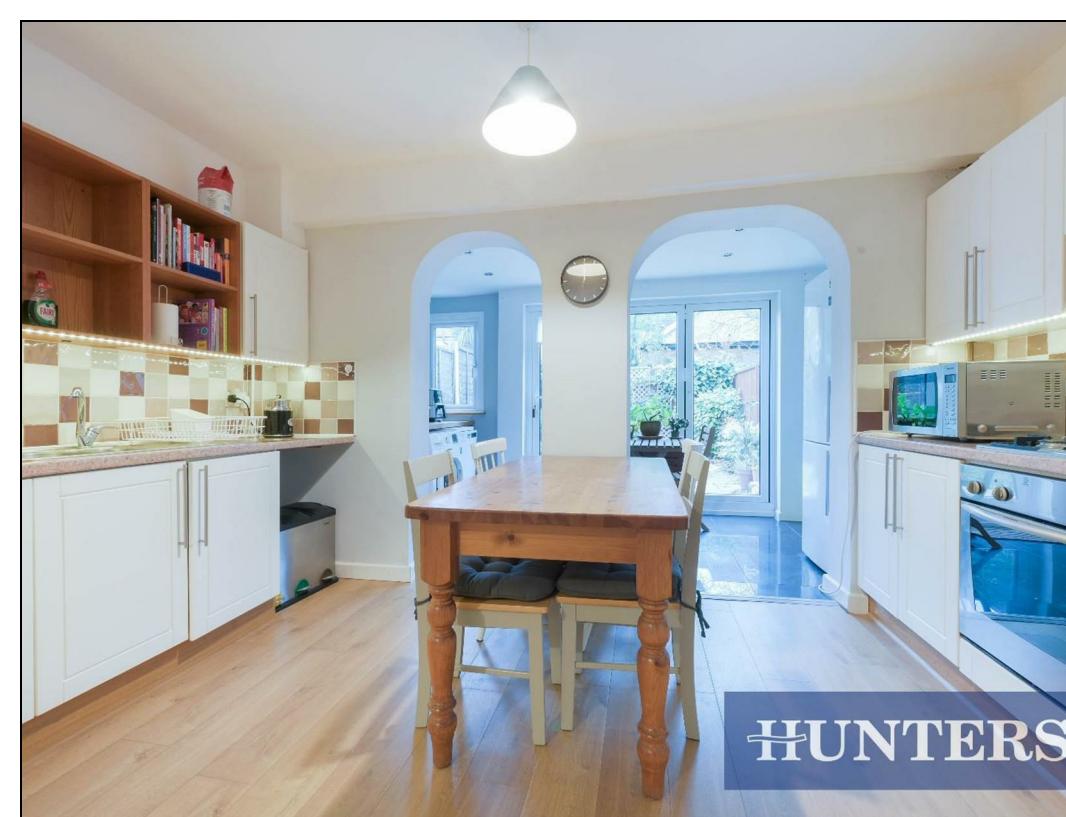
This Hunters business is independently owned and operated by Worcester Park Property Ltd | Registered Address: 94 Central Road, Worcester Park, KT4 8HU | Registered Number: 10390755 England and Wales | VAT No: 259 3752 69 with the written consent of Hunters Franchising Limited.

## KEY FEATURES

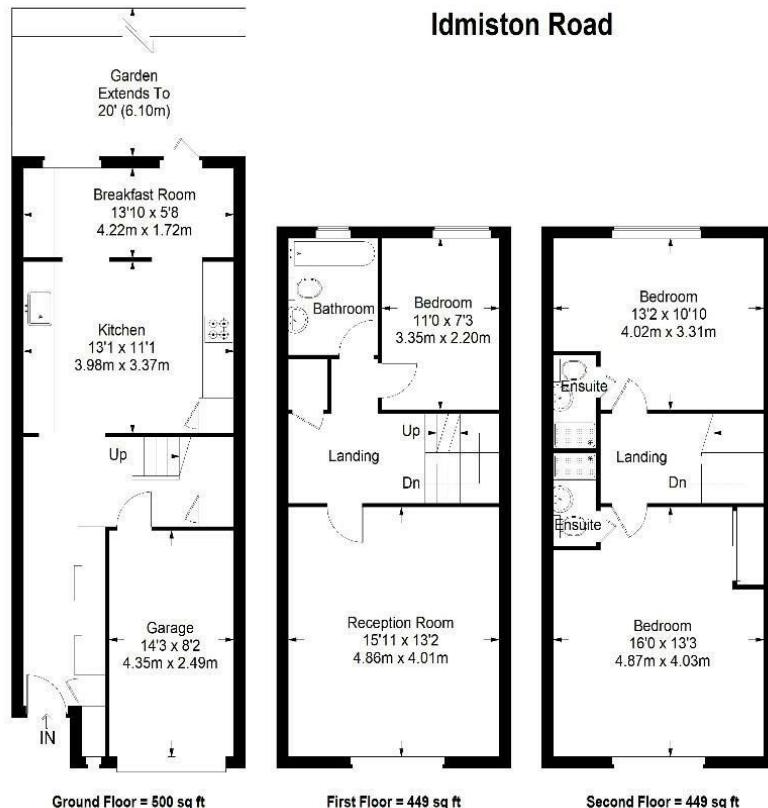
- NO CHAIN
- Town House
- Three Bedrooms
- Garage
- Off Street Parking
- Private Garden
- Excellent Transportation Links
- Viewings are Highly Recommendable
- Guide Price £550,000 - £575,000

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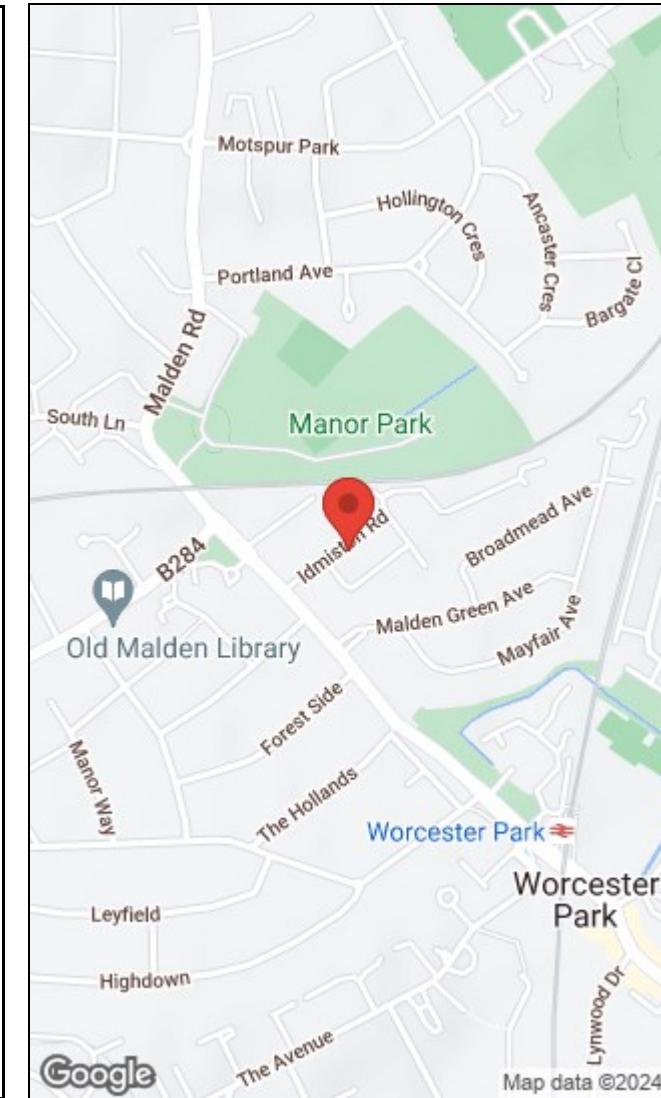


## Idmiston Road



Approximate Gross Internal Area  
 GROUND FLOOR = 500 sq ft / 46.45 sq m  
 FIRST FLOOR = 449 sq ft / 41.71 sq m  
 SECOND FLOOR = 449 sq ft / 41.71 sq m  
 Total = 1398 sq ft / 129.87 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357408)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	55

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