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# Moreton Road, Worcester Park

Guide Price £650,000

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**\*\*Guide Price £650,000 - £700,000\*\*** Edwardian Beauty in this semi detached four bedroom family home. Situated on a quiet road hidden just behind the bustling Worcester Park high street with direct access to all local amenities and shops as well as Worcester Park train station with direct trains to London Waterloo. The property provides generous living space over three floors with the added benefit of a home office. Furthermore there is off street parking to the front of the property as well as a large south facing private garden to the rear. Viewings are highly recommended.

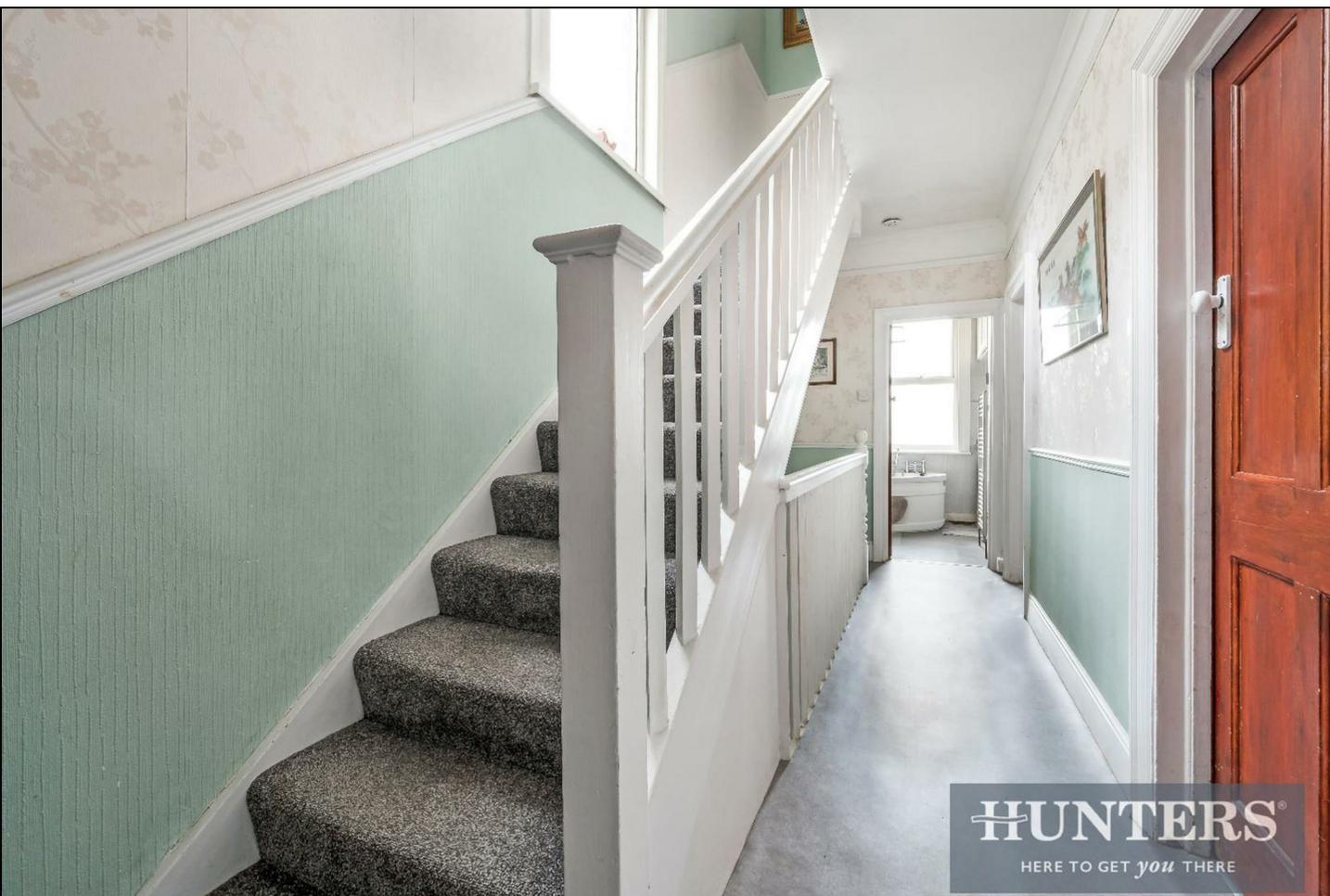
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## KEY FEATURES

- Edwardian House
- Four Bedrooms
- Semi Detached
- South Facing Garden
- Off Street Parking
- Three Storeys



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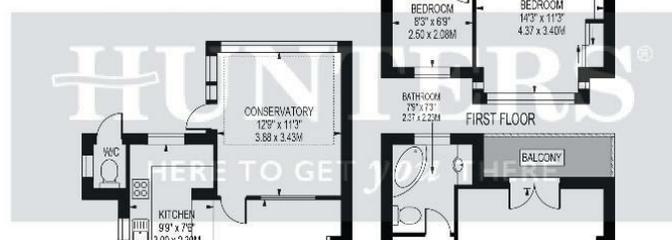
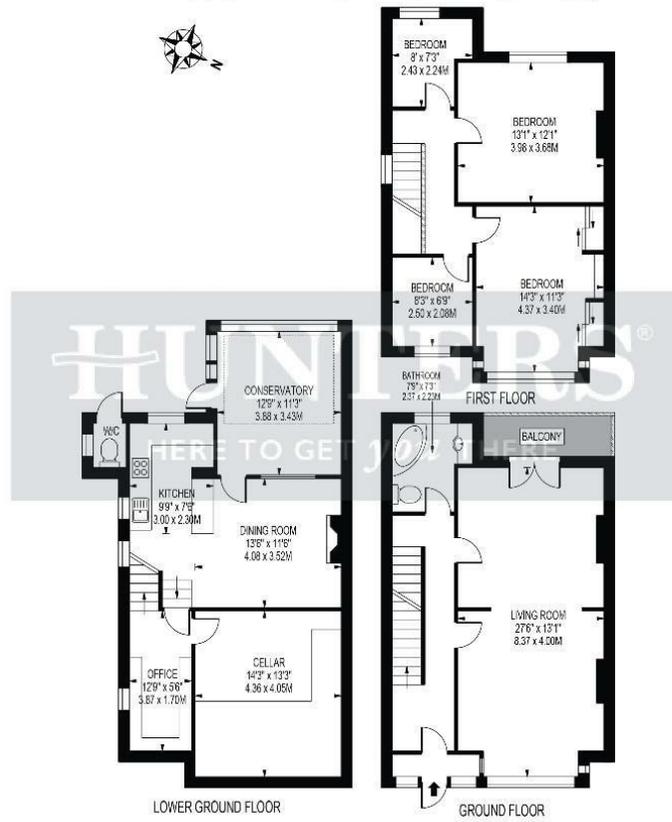
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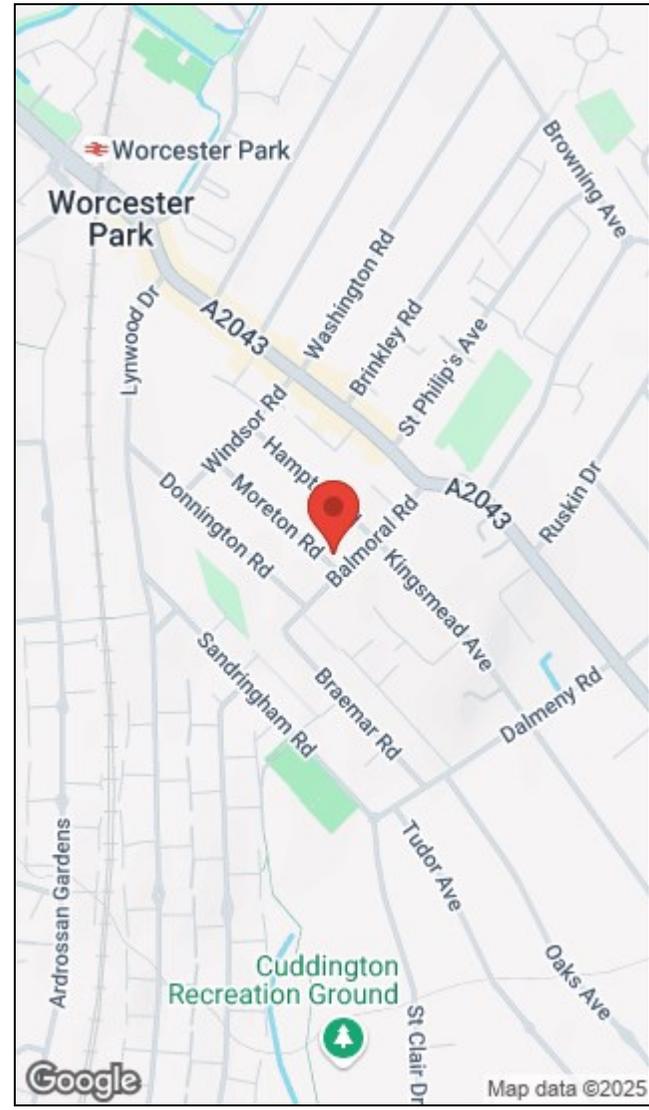
# MORETON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1754 SQ FT - 162.91 SQ M  
(EXCLUDING W/C)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF W/C: 11 SQ FT - 1.00 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 INTRODUCING 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
58	77
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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