



**Parklands Way, Worcester Park, , KT4 7HT**

**Price £1,000,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**





# **Parklands Way, Worcester Park, , KT4 7HT**

**Price £1,000,000**

A stunning well presented modern and contemporary four bedroom detached family home situated on a private cul de sac close to local amenities and excellent transport links. The property boasts generous living space throughout with two large reception rooms, a good sized modern fully fitted kitchen. The first floor offers a further three good sized bedrooms and three bathrooms. To the rear there is a private garden all patio with an outdoor gym room.

The front of the property offers substantial off street parking. Viewings are highly recommended.







KITCHEN  
27'8" x 7'6"

UTILITY ROOM  
7'6" x 6'1"

RECEPTION ROOM  
19'1" x 15'11"

STUDY/BEDROOM  
9'9" x 9'8"

DINING ROOM  
18'1" x 9'11"

PLAYROOM  
15'10" x 8'5"

BEDROOM  
10'0" x 9'9"

GYM  
9'10" x 8'8"

MASTER BEDROOM  
18'8" x 13'2"



BEDROOM  
16'3" x 7'11"

BEDROOM  
9'10" x 9'8"





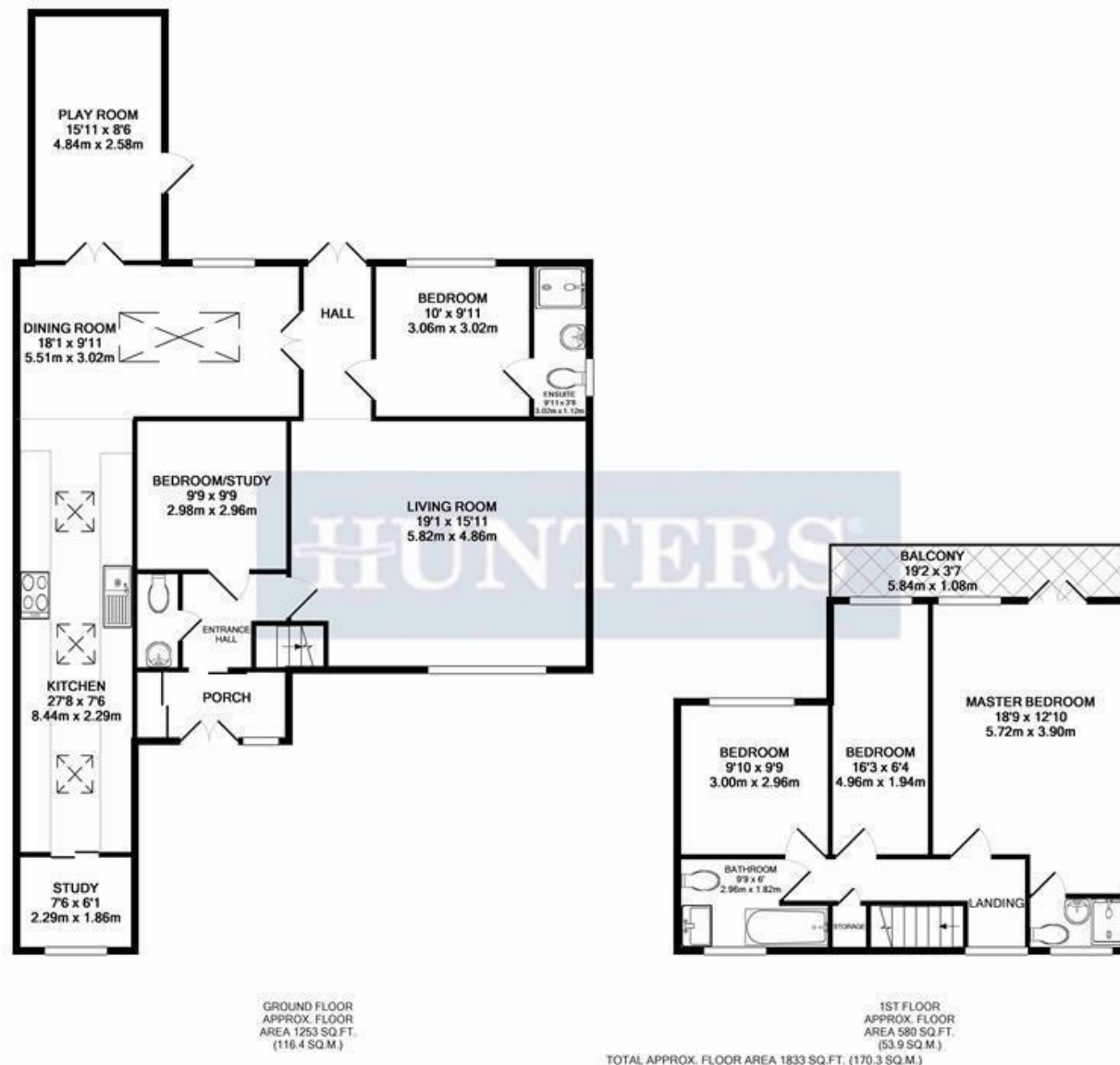
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### DISCLAIMER

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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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
0208 432 2347 | Website: [www.hunters.com](http://www.hunters.com)

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