



## Church Road, Worcester Park

Hunters are delighted to present this charming 1920s Art-Deco detached family home located in the sought after Worcester Park area. The house features a delightful dining room connected to a fully equipped kitchen with convenient outdoor access on the side. To the right of the ground floor, you will find a spacious living area that leads to a sunroom and the rear garden. For added convenience, the ground floor also includes a WC. Each floor features different solid wood floors with a mahogany floor in the main dining and lounge areas.

Moving to the first floor, you will discover three bedrooms, each featuring fitted wardrobes. The master bedroom is particularly impressive with its en suite bathroom and balcony. On the top floor, there is an additional bedroom that can be easily adapted into a home office. The property offers a picturesque roof terrace with splendid views of the surroundings.

**Asking Price £1,250,000**

**Council Tax: F**





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## DESCRIPTION

Dining Room/Kitchen  
18'8" x 15'5"

Reception Room  
12'0" x 10'0"

Sunroom  
12'2" x 4'0"

Reception Room  
12'0" x 11'10"

Bedroom 1  
12'9" x 8'11"

Bedroom 2  
15'3" x 10'4"

Bedroom 3  
12'2" x 12'0"

Office/Bedroom 4  
19'3" x 12'5"

Balcony  
31'0" x 10'0"

Garage  
17'1" x 9'1"

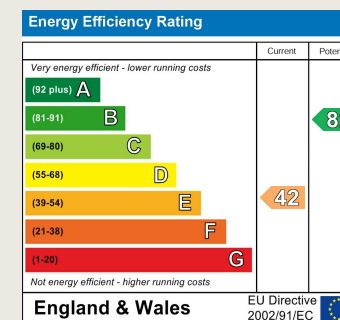






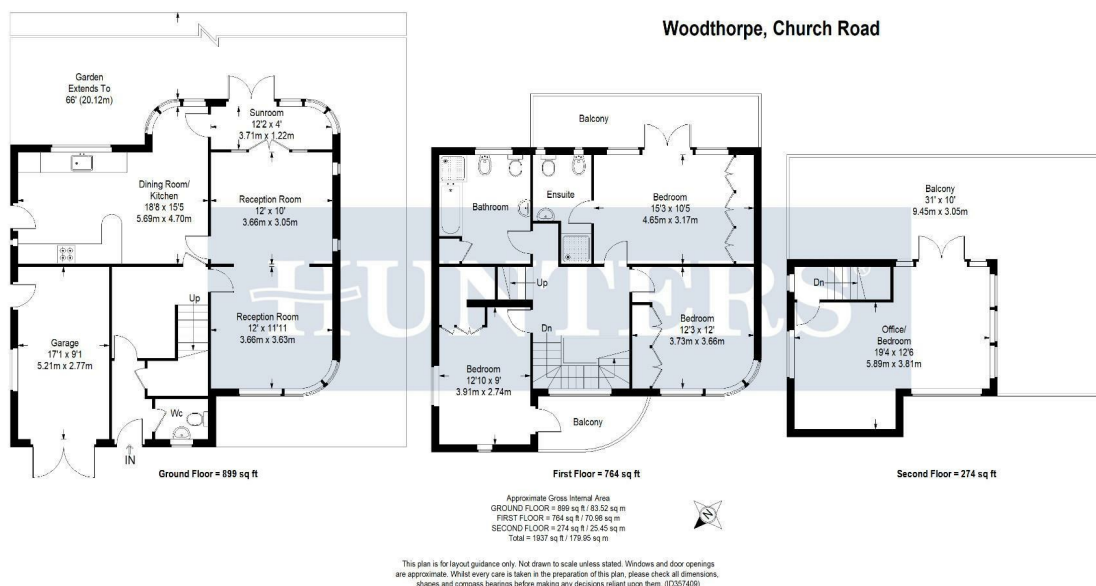
## ENERGY PERFORMANCE CERTIFICATE

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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



0208 432 2347

94 Central Road, Worcester Park, KT4 8HU

worcesterpark@hunters.com