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Grafton Road, Worcester Park

Asking Price £825,000

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NO CHAIN! Hunters are delighted to introduce this charming four-bedroom detached house accessed by a private driveway, ideally situated in the highly desirable area of Worcester Park. The property boasts a generously sized living space, featuring a bright reception room with an attractive fireplace, and a separate dining room that can also function as a cosy lounge. The fully equipped kitchen includes a breakfast bar and offers convenient access to the garden through a side door. The ground floor is completed by a convenient WC.

The upper level offers four spacious double bedrooms, one of which is currently used as a home office, three of which are equipped with fitted wardrobes. The rear of the house benefits from a spacious, well maintained private garden with a beautiful patio area, while the front features ample off street parking for three cars. Additionally, there is a garage with an extra entrance from the rear.

There is also scope to extend to the rear or side STPP.

This property is conveniently located near local amenities and provides excellent transportation links. Viewings are highly recommended.

94 Central Road, Worcester Park, London, KT4 8HU | 0208 432 2347
worcesterpark@hunters.com | www.hunters.com



KEY FEATURES

- Detached Family Home
 - Four Bedrooms
- Fully Equipped Kitchen
 - Garage
- Front and Rear Garden
 - Off Street Parking
- Close to Local Amenities
- Excellent Transportation Links
 - NO CHAIN

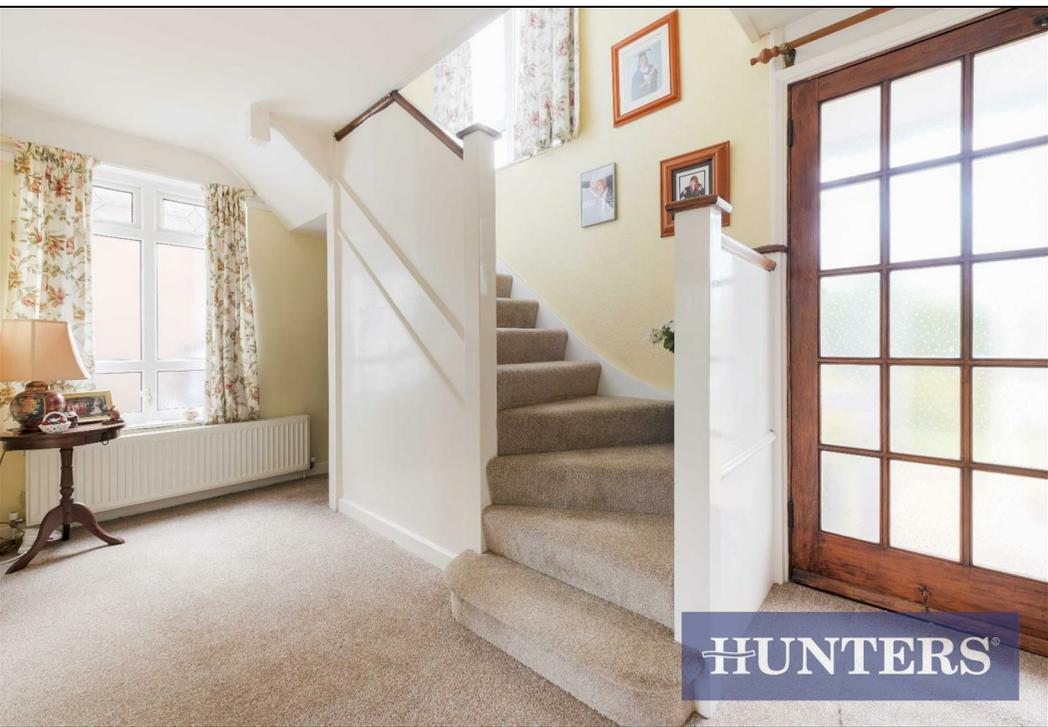




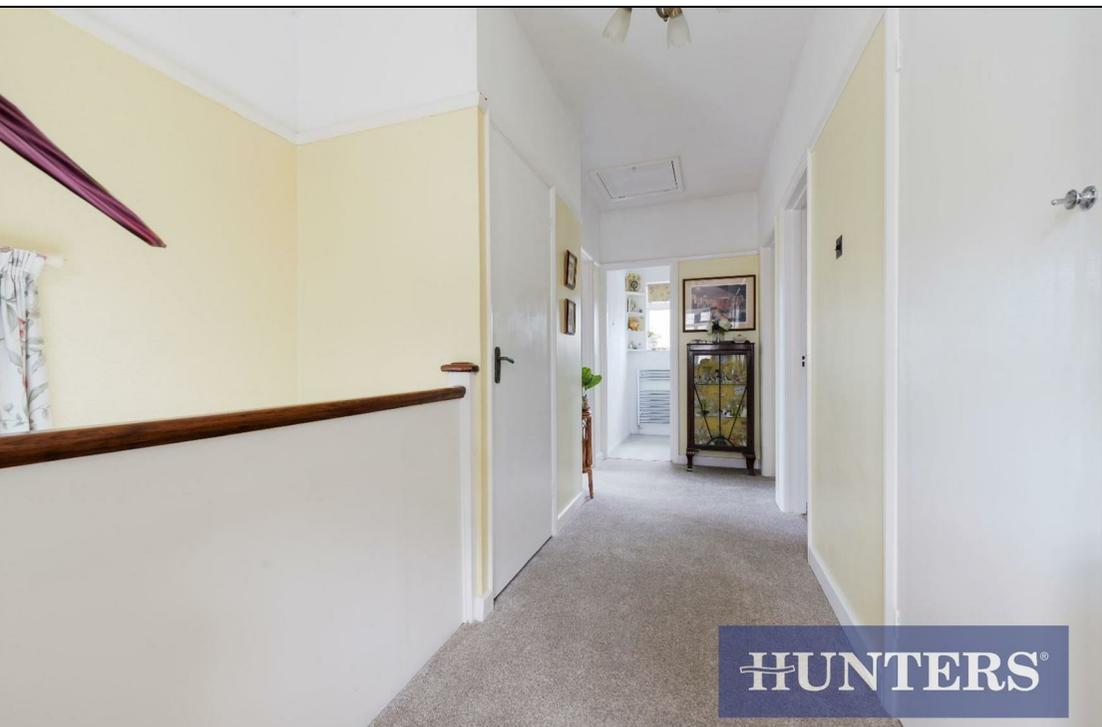
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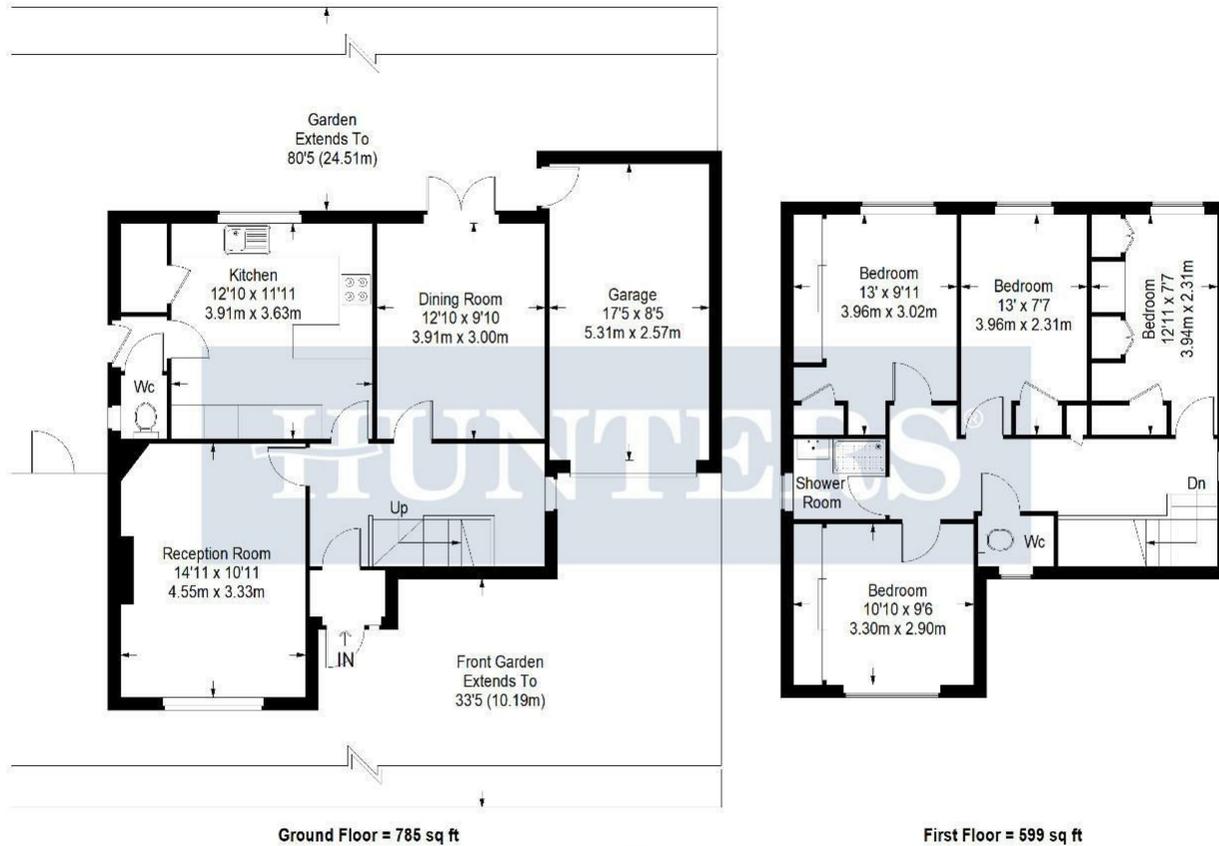


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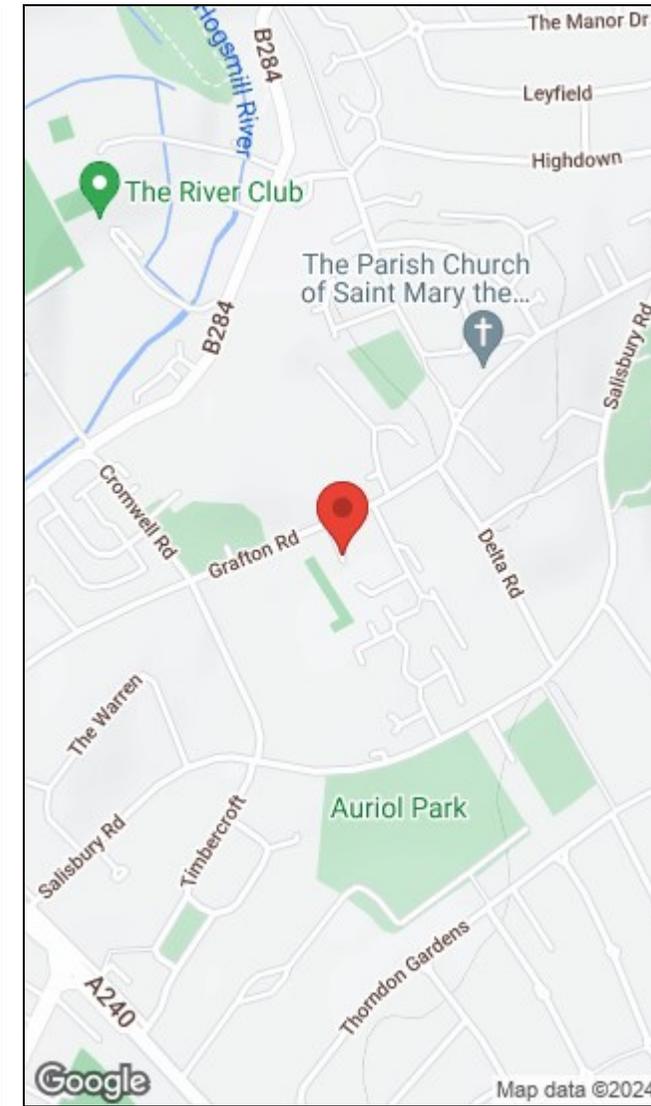
Patchways, Grafton Road



Approximate Gross Internal Area
 GROUND FLOOR = 785 sq ft / 72.93 sq m
 FIRST FLOOR = 599 sq ft / 55.65 sq m
 Total = 1384 sq ft / 128.57 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. (ID357409)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
	75		
	52		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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