



## Braemar Road, Worcester Park

- GUIDE PRICE £600,000 TO £625,000
- SCOPE TO EXTEND
- IDEAL FAMILY HOME
- NO FORWARD CHAIN
- DRIVEWAY PARKING
- LOCAL SCHOOLS ON YOURSTEP

Guide Price £600,000



Tenure: Freehold

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# Braemar Road, Worcester Park

## DESCRIPTION

OPEN HOUSE - SATURDAY 28TH JUNE 10AM - 12PM

Superbly presented and located on the charming Braemar Road, this delightful end-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 990 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout includes three inviting bedrooms, providing ample space for families or those seeking a home office.

Constructed in 1970, this residence combines classic design with modern living. The single bathroom is thoughtfully designed to cater to the needs of a busy household. The property benefits from its end-terrace position, allowing for additional privacy and a sense of space.

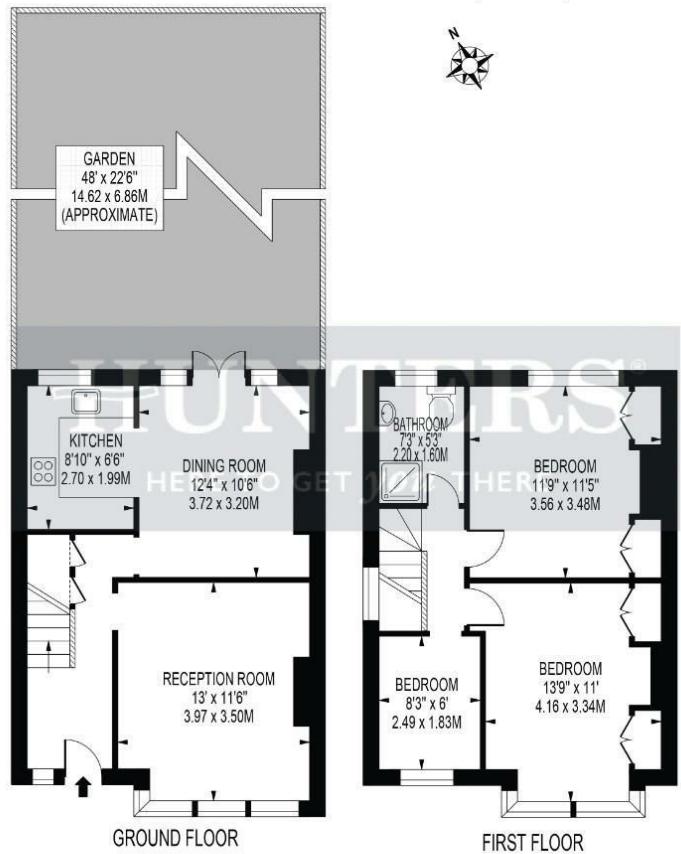
Worcester Park is known for its friendly community atmosphere and excellent local amenities, including shops, schools, and parks, making it an ideal location for families. With good transport links to central London, this home is perfect for commuters seeking a peaceful retreat after a long day.

This property presents a wonderful opportunity for those looking to settle in a vibrant area with a strong sense of community. Whether you are a first-time buyer, Upsize or expand your property portfolio, this charming house on Braemar Road is not to be missed.



## BRAEMAR ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 851 SQ FT - 79.06 SQ M



## Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

94 Central Road, Worcester Park, KT4 8HU

Tel: 0208 432 2347 Email:

worcesterpark@hunters.com <https://www.hunters.com>



Council Tax: D

## 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.

| Energy Efficiency Rating                                 |   | Environmental Impact (CO <sub>2</sub> ) Rating |                         |
|--|---|--|-------------------------|
|  |   | Current  | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) | A | 84   |                         |
| (81-91)  | B | 60   |                         |
| (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                        | EU Directive 2002/91/EC |

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

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