



**HUNTERS®**

HERE TO GET *you* THERE



5<sup>00</sup>  
2



**HUNTERS®**

HERE TO GET *you* THERE

Hilbert Road, Cheam, SM3 9TF

Asking Price £725,000



We are delighted to have instructed this spacious four bedroom family home in North Cheam. The property offers contemporary living across both floors. There is plenty of off street parking to the front of the property as well as a good sized private garden. Close to local amenities and excellent transport links.

94 Central Road, Worcester Park, London, KT4 8HU | 0208 432 2347  
worcesterpark@hunters.com | [www.hunters.com](http://www.hunters.com)

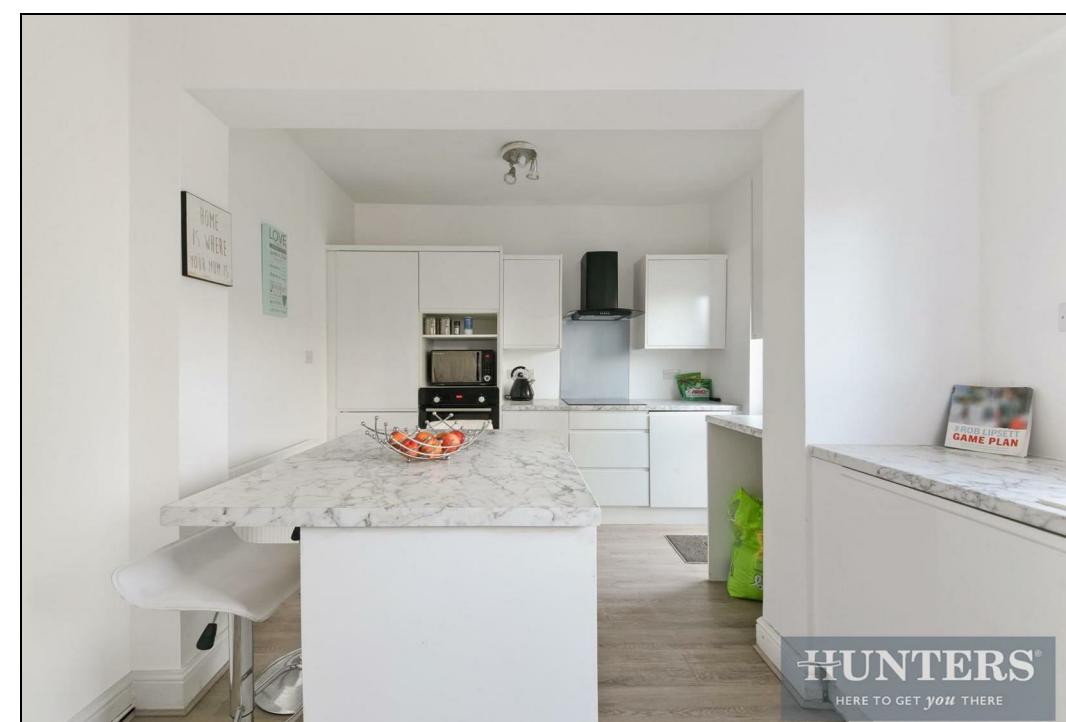
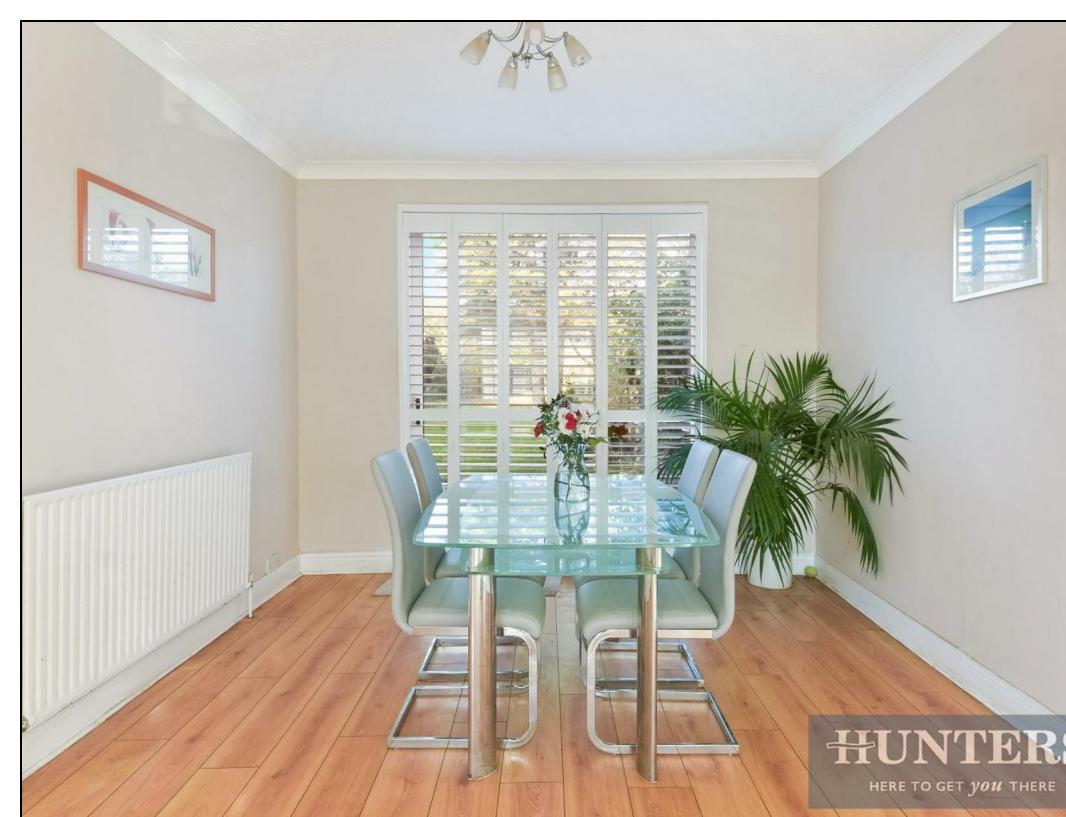


This Hunters business is independently owned and operated by Worcester Park Property Ltd | Registered Address: 94 Central Road, Worcester Park, KT4 8HU | Registered Number: 10390755 England and Wales | VAT No: 259 3752 69 with the written consent of Hunters Franchising Limited.

## KEY FEATURES

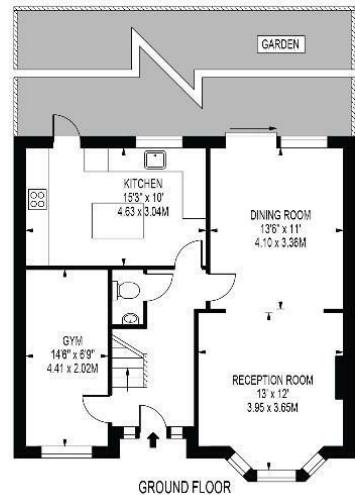
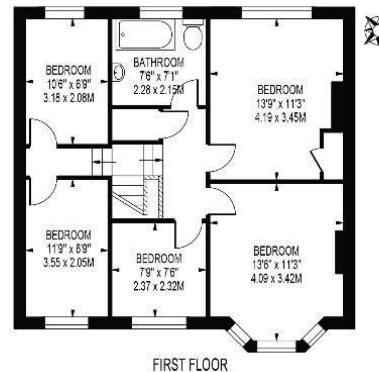
- 5 Bedrooms
- Off Street Parking
- Private Garden
- Modern Interior
- Home Gym
- Excellent Transport Links
- Close to Local Amenities
- Freehold
- Viewings Recommended





## HILBERT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1336 SQ FT - 124.13 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 INTENDING 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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	83	
(55-68)	D		
(39-54)	E		
(21-38)	F	59	
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

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



This Hunters business is independently owned and operated by Worcester Park Property Ltd | Registered Address: 94 Central Road, Worcester Park, KT4 8HU | Registered Number: 10390755 England and Wales | VAT No: 259 3752 69 with the written consent of Hunters Franchising Limited.

