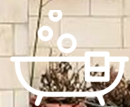




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HERE TO GET *you* THERE



4



2

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

# Lower Green Gardens, KT4 7NX

Guide Price £650,000



Hunters are delighted to bring to the market this five bedroom end of terrace town house. The property provides generous living space arranged over three floors with three bathrooms. There is a private garden to the rear of the property as well as off street parking to the front. Furthermore there is a garage at the end of the garden that has been converted into an office. The property lies within walking distance to Worcester Park train station with direct links to London Waterloo as well as the high street and is offered with no chain.

Viewings are Highly Recommended.

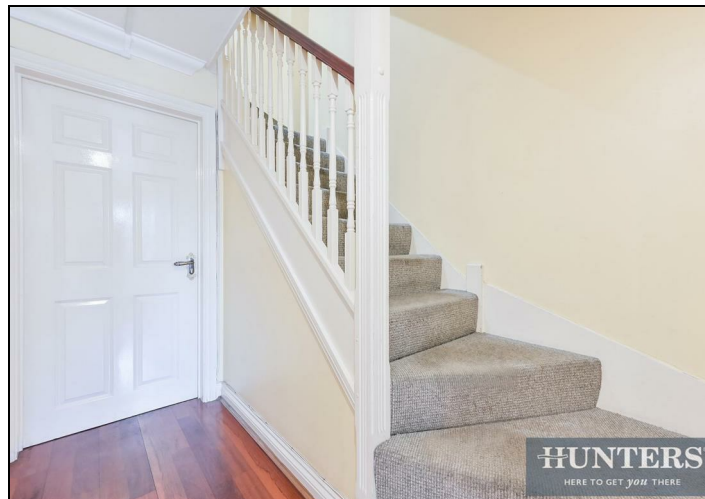
94 Central Road, Worcester Park, London, KT4 8HU | 0208 432 2347  
worcesterpark@hunters.com | www.hunters.com



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## KEY FEATURES

- End of Terrace
- Four Bedrooms
- Two Bathrooms
- Town House
- Off Street Parking
  - Garage
- Private Garden
- Excellent Transport Links
- Guide Price £650,000 - £675,000

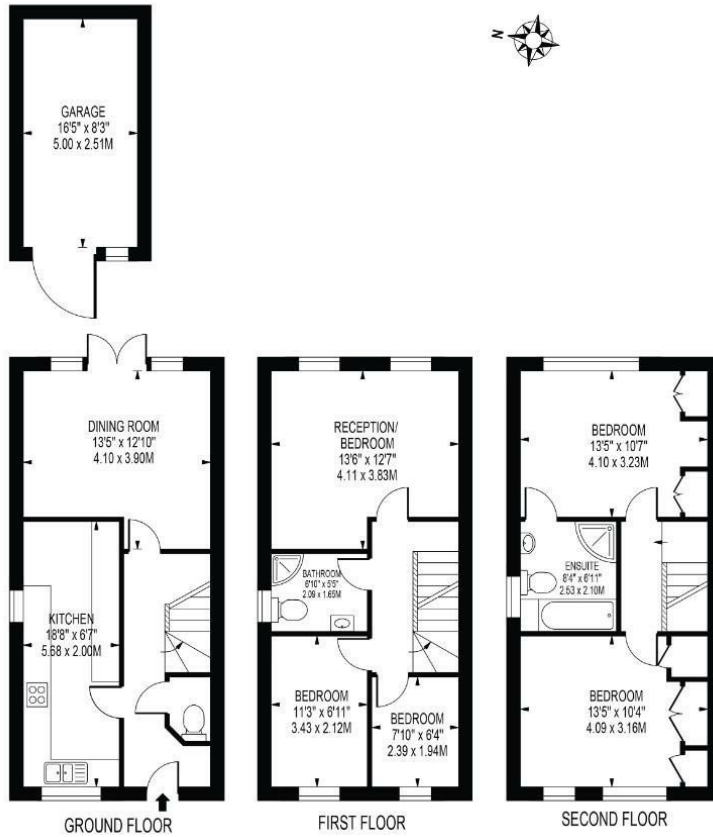




## LOWER GREEN GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1205 SQ FT - 111.93 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 135 SQ FT - 12.55 SQ M



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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</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	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>85</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 environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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