



HUNTERS[®]
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HUNTERS[®]

Washington Road, Worcester Park

Asking Price £850,000

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Available for the first time in decades is this extended four bedroom semi detached victorian family home on a sought after road in the prime area of Worcester Park. The property provides generous living space on the ground floor with several reception rooms, large kitchen and access to garden. There is also a ground floor bedroom with an en-suite bathroom and potential kitchen providing suitability to convert it into a separate annexe with a separate access to the rear garden.

On the first floor there are three bedrooms, including a master suite with an en-suite bathroom and a dresser/wardrobe area, providing luxurious space throughout.

Families are drawn to Worcester Park for its excellent schools and educational facilities, providing a nurturing environment for children to thrive. The area also boasts a variety of shops, cafes, and restaurants, catering to diverse tastes and preferences.

For commuters, Worcester Park's superb transportation links, including rail services to central London, ensure easy access to the city while enjoying the comforts of suburban living.

In summary, Worcester Park presents an enticing blend of community charm, recreational opportunities, and convenience, making it an attractive destination for property buyers seeking a well-rounded lifestyle in the Greater London area.

94 Central Road, Worcester Park, London, KT4 8HU | 0208 432 2347
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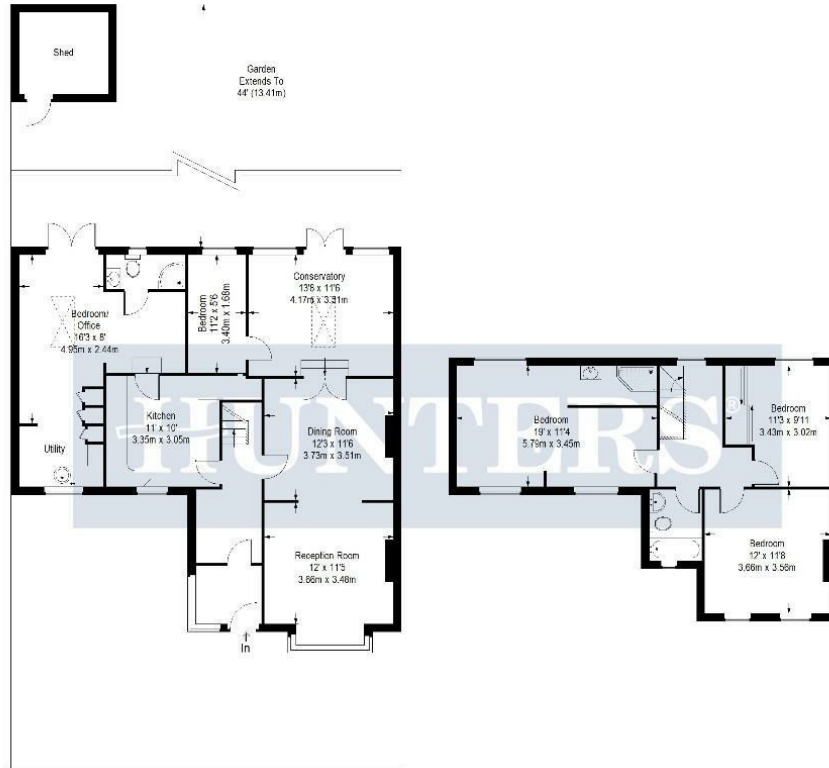
KEY FEATURES

- Four Bedrooms
- Semi Detached
 - Victorian
 - Master Suite
- Off Street Parking
- Private Gardens
- Excellent Transport Links
- Close to Local Amenities
- Viewings are Highly Recommended





Washington Road



Ground Floor = 1038 sq ft

First Floor = 589 sq ft

Approximate Gross Internal Area
GROUND FLOOR = 1038 sq ft / 96.43 sq m
FIRST FLOOR = 589 sq ft / 54.72 sq m
SHED = 66 sq ft / 6.13 sq m
Total = 1693 sq ft / 157.28 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. (IC357409)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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