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# Boscombe Road, Worcester Park

Guide Price £500,000

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This delightful and modern semi-detached bungalow situated in a sought after road of Worcester Park from the 1930s/1950s era is a true gem waiting to be discovered. Boasting an open plan reception room, three double bedrooms, and a family bathroom, this property offers a perfect blend of comfort and style. Furthermore there is also a home office, ideal for those working from home.

With a generous 797 sq ft of living space, this bungalow provides ample room for all your needs. The open-plan layout creates a welcoming atmosphere, perfect for both relaxing evenings and entertaining guests. Furthermore there is planning permission granted to further extend into the loft. Planning reference: DM2022/01839

Close proximity to Mayflower park in The Hamptons which spans across 30 acres including wetlands and within catchment of outstanding schools.

There is a private garden to the rear and off-street parking for two cars to the front. Ideally located to amenities and within proximity to excellent transport links. Viewings are highly recommended.

Guide Price £500,000 - £550,000

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

- Semi-Detached Bungalow
  - Three Bedrooms
    - Modern
    - Open Plan
    - Private Garden
    - Cloakroom
  - Generous Living Space
  - Excellent Transport Links
- Guide Price £500,000 - £550,000





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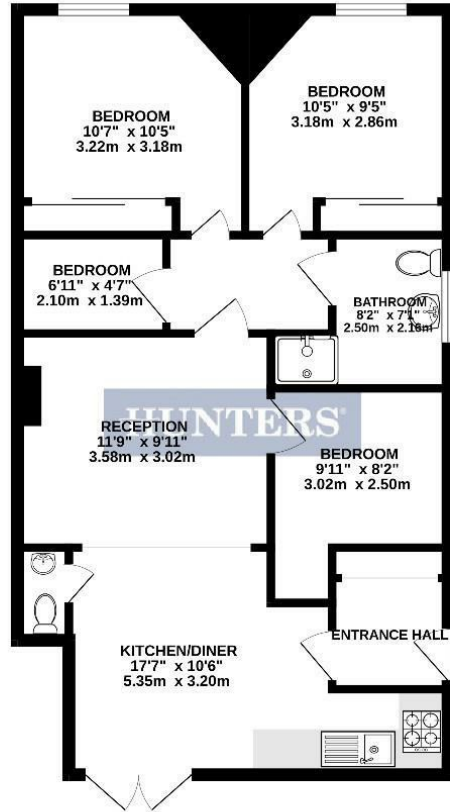


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GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 679 sq.ft. (63.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the footprint contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The structure, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix 2024.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</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>87</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>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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