



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Brecon Close, Worcester Park, Surrey, KT4 8JW | Asking Price £675,000  
Call us today on 0208 432 2347



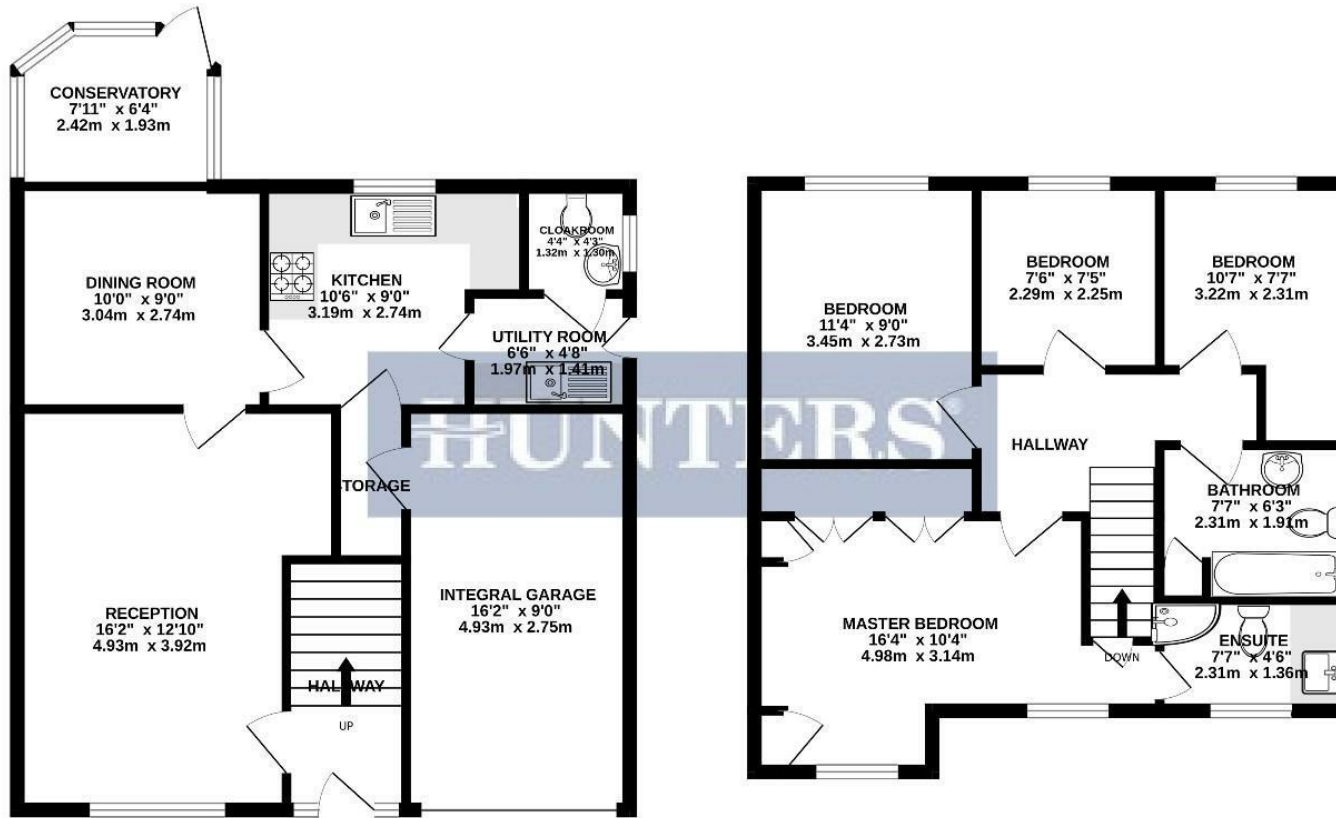
### Thinking of Selling?

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 network of Hunters estate agents.

**NO CHAIN!** A well presented four bedroom detached family home situated in a quiet cul-de-sac of Worcester Park. The property comprises of a spacious reception room leading to a dining room and conservatory for relaxing and entertaining. There is also a fitted kitchen along with a utility room, a ground floor WC, and a pantry that leads to the garage. On the first floor there are three bedrooms, a family bathroom and a master bedroom with an en-suite. Off-street parking for two cars is available to the front of the property and there is a spacious private garden to the rear. Close to local amenities and excellent transport links. Viewings are highly recommended.

GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR  
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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