



HUNTERS[®]

HERE TO GET *you* THERE

HUNTERS
FOR SALE

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London Road, Ewell, KT17 2BT

Asking Price £750,000

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NO CHAIN! Hunters are pleased to present this semi-detached family home situated on the corner of Nonsuch Park. The property comprises of generous living space with a through lounge reception, leading to an extended kitchen/diner as well as a utility room complimented with underfloor heating for added convenience. There is also a ground floor WC.

On the first floor, there is a spacious master bedroom with fitted wardrobes, along with two other double bedrooms and a modern family bathroom.

Off-street parking is available to the front of the property and a private garden with a large outbuilding to the rear spanning over 300 square feet with the added benefit of having power supply as well as being fully insulated and ready to be used as a home office. The property is located in close proximity to excellent transport links and amenities. Viewings are highly recommended.

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

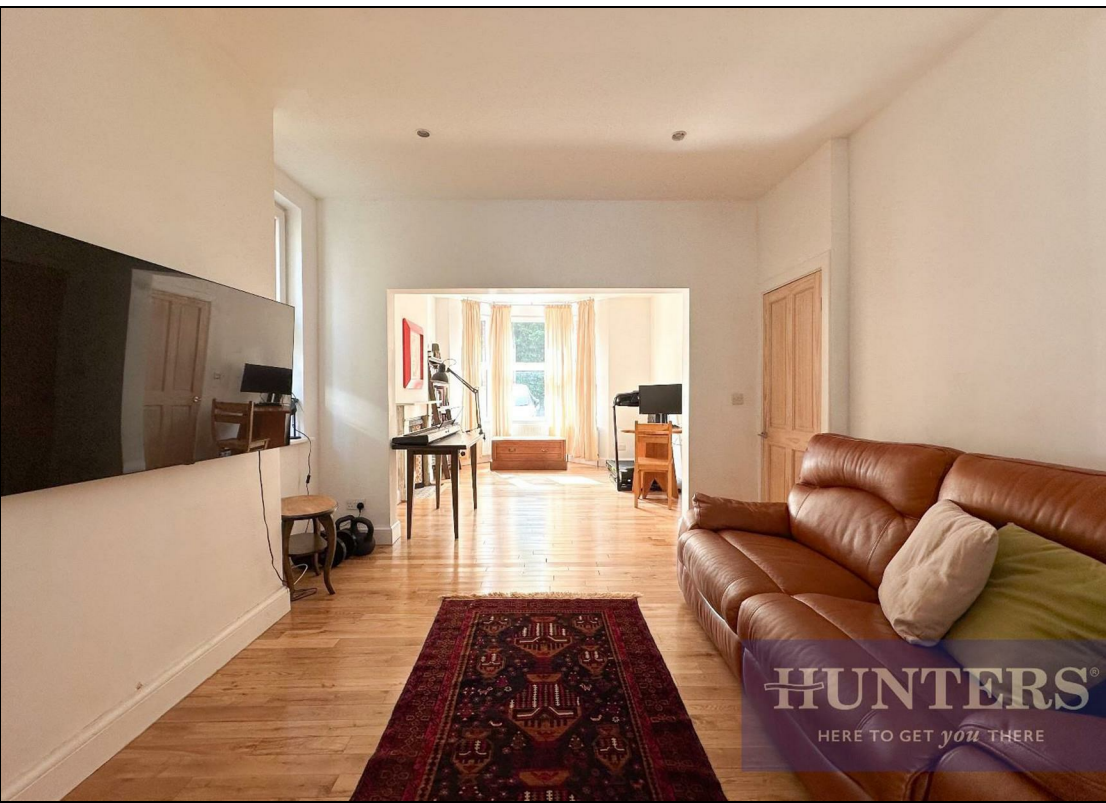


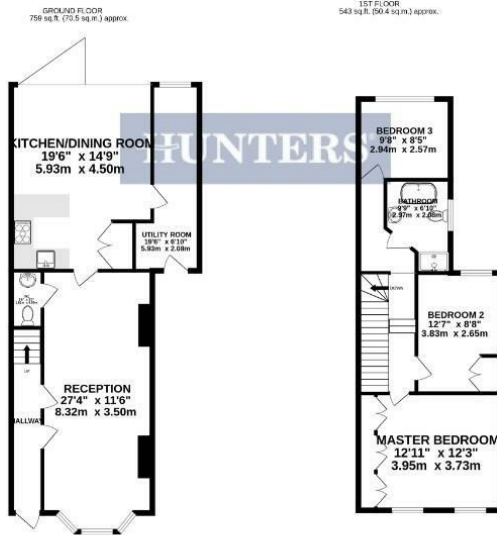
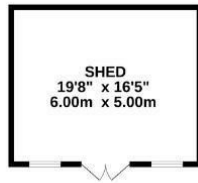
This Hunters business is independently owned and operated by Worcester Park Property Ltd | Registered Address: 94 Central Road, Worcester Park, KT4 8HU | Registered Number: 10390755 England and Wales | VAT No: 259 3752 69 with the written consent of Hunters Franchising Limited.

KEY FEATURES

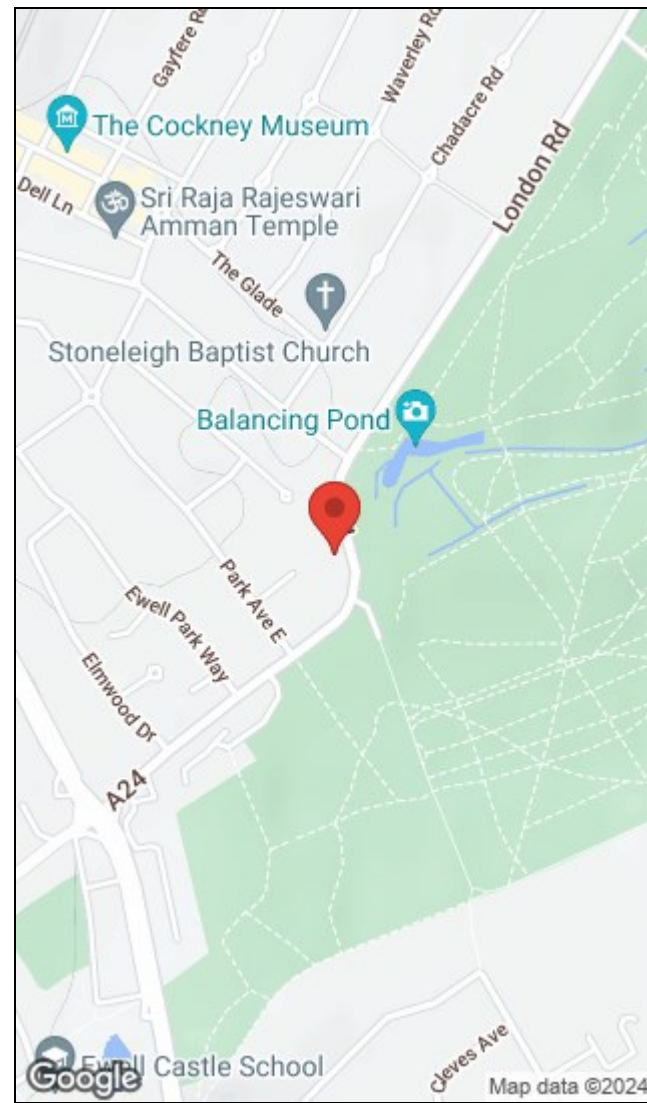
- No Chain
- Large Outbuilding
- Underfloor Heating
- Next to Nonsuch Park
 - Private Garden
 - Off-Street Parking
- Close to Local Amenities
- Excellent Transport Links
- Viewings are Highly Recommended







TOTAL FLOOR AREA : 1301 sq ft (120.9 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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Energy Efficiency Rating	
Current	Potential
	84
67	

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 CO₂ 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 CO₂ emissions

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