



## Grafton Road, Worcester Park

- NO CHAIN
- Fully Fitted Kitchen
- Front and Rear Garden
- Close to Local Amenities
- Four Bedrooms
- Garage
- Off Street Parking
- Excellent Transportation Links

**Asking Price £775,000**

**Tenure: Freehold**

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# Grafton Road, Worcester Park

## DESCRIPTION

NO CHAIN! Hunters are delighted to introduce this charming four-bedroom detached house accessed by a private driveway, ideally situated in the highly desirable area of Worcester Park. The property boasts a generously sized living space, featuring a bright reception room with an attractive fireplace, and a separate dining room that can also function as a cosy lounge. The ground floor is completed by a convenient WC.

The upper level offers four double bedrooms, one of which is currently used as a home office, three of which are equipped with fitted wardrobes. The rear of the house benefits from a spacious, well maintained private garden with a beautiful patio area, while the front features ample off street parking for three cars. Additionally, there is a garage with an extra entrance from the rear.

There is also scope to extend to the rear or side STPP.

This property is conveniently located near local amenities and provides excellent transportation links. Viewings are highly recommended.

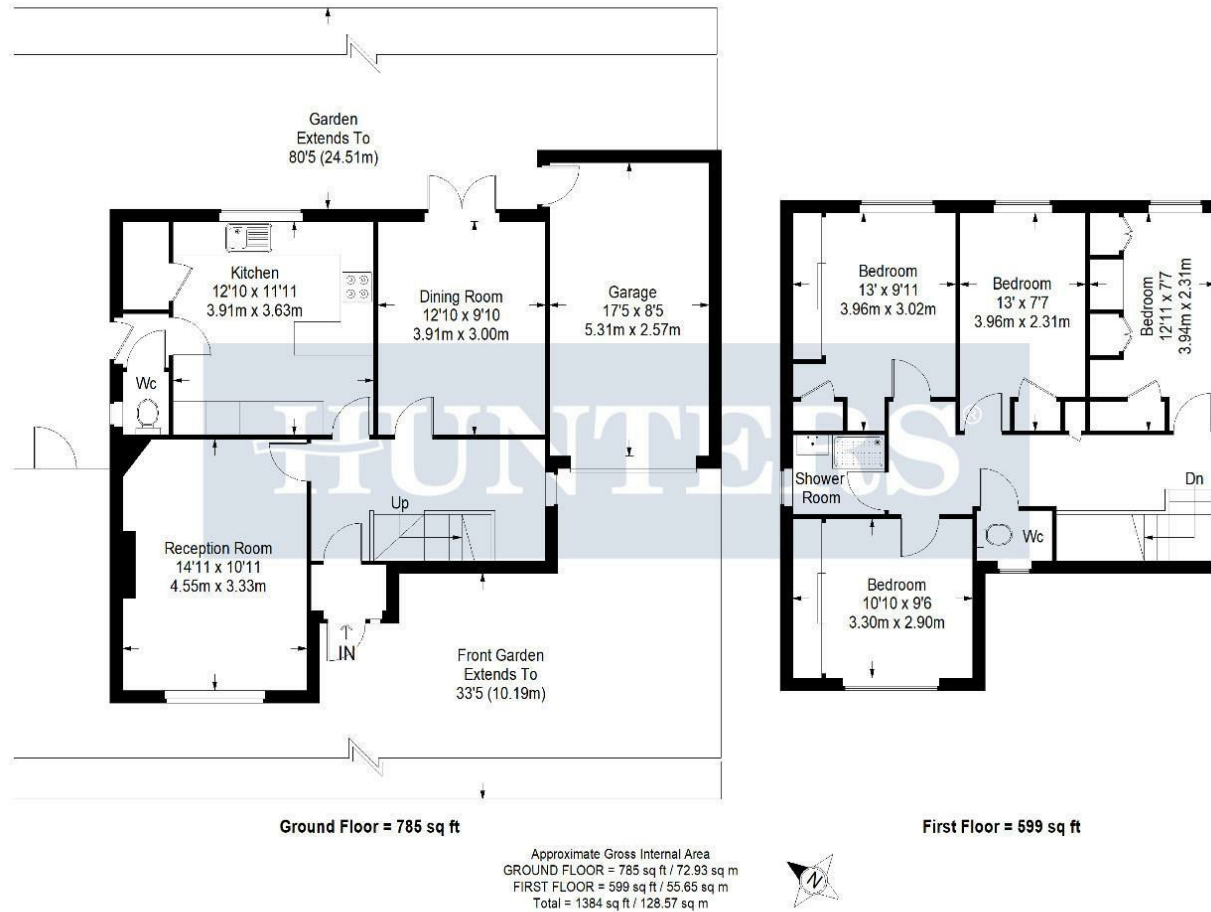


# Patchways, Grafton Road

Council Tax: G

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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. (ID357409)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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.

**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

### Viewing

Please contact our Hunters Surbiton Office on 0300 666 1111 if you wish to arrange a viewing appointment for this property or require further information.

Unit 5 Coppergate Mews Brighton Road, Surbiton, KT6 5NE

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