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Cheam Common Road, Worcester Park

Guide Price £550,000

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NO CHAIN!! A well presented three/four bedroom family home situated in Worcester park close to local amenities and good transport links. The property offers good living space with open plan reception rooms and kitchen and also a ground floor bedroom/home office and cloakroom. The first floor provides three further bedrooms and a family bathroom. The rear of the property presents a large private rear garden with part patio and mostly laid to lawn. There is substantial off street parking for up to three cars at the front.

An ideal home for first time buyers.

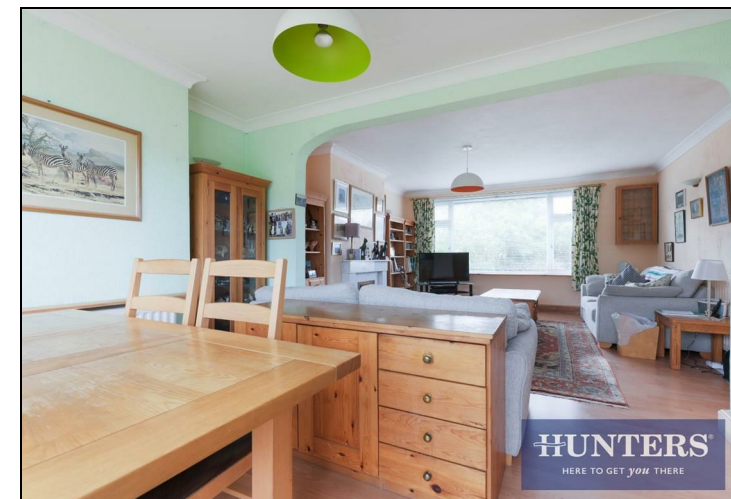
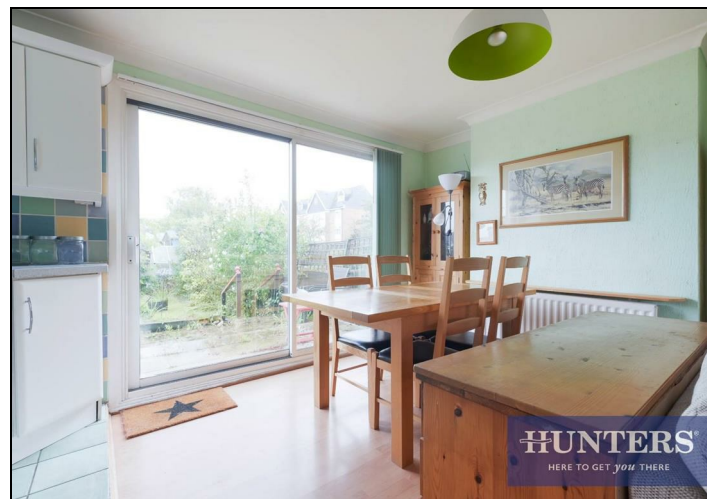
Viewings are highly recommended.

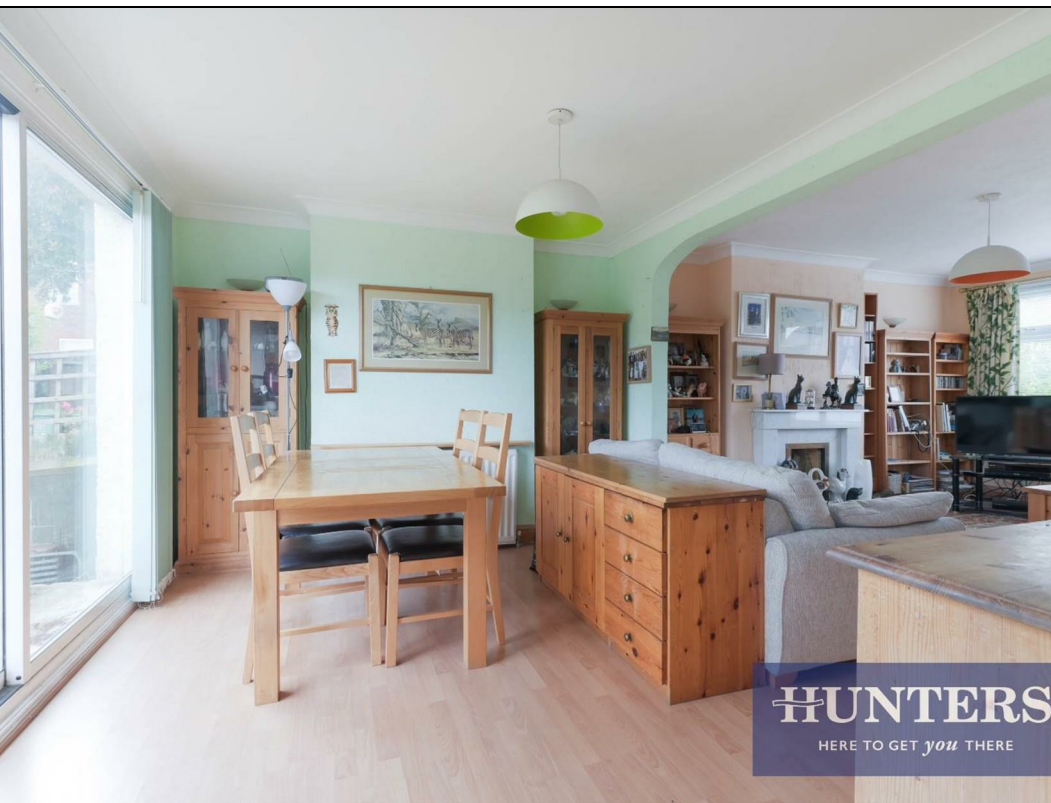
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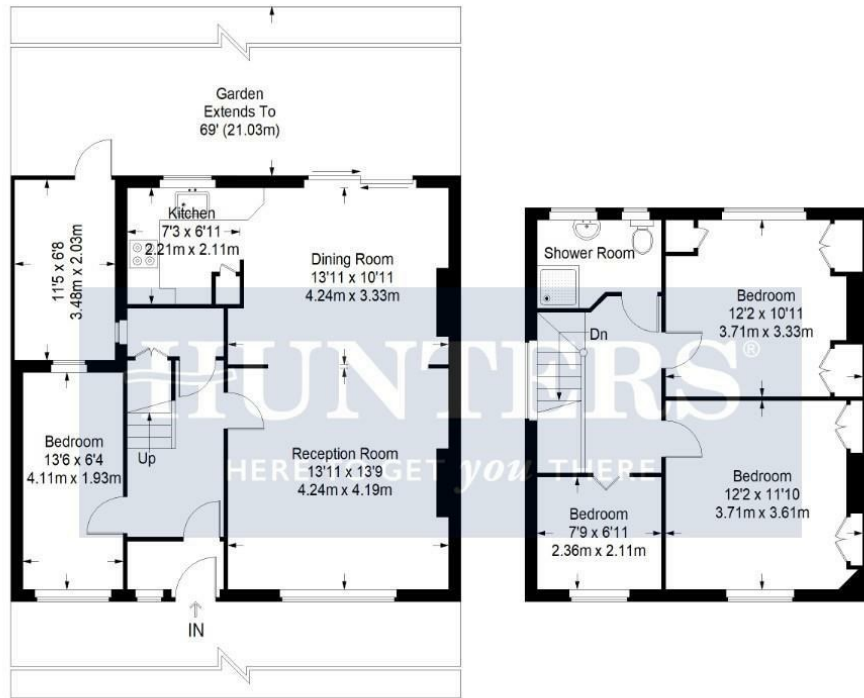
KEY FEATURES

- NO CHAIN!!!
- Semi Detached Home
- Three/Four Bedrooms
- Off Street Parking
- Open Plan Dining
- Great local schools
- Ideal For First Time Buyers
- Close to Local Amenities
- Viewings are Highly Recommended





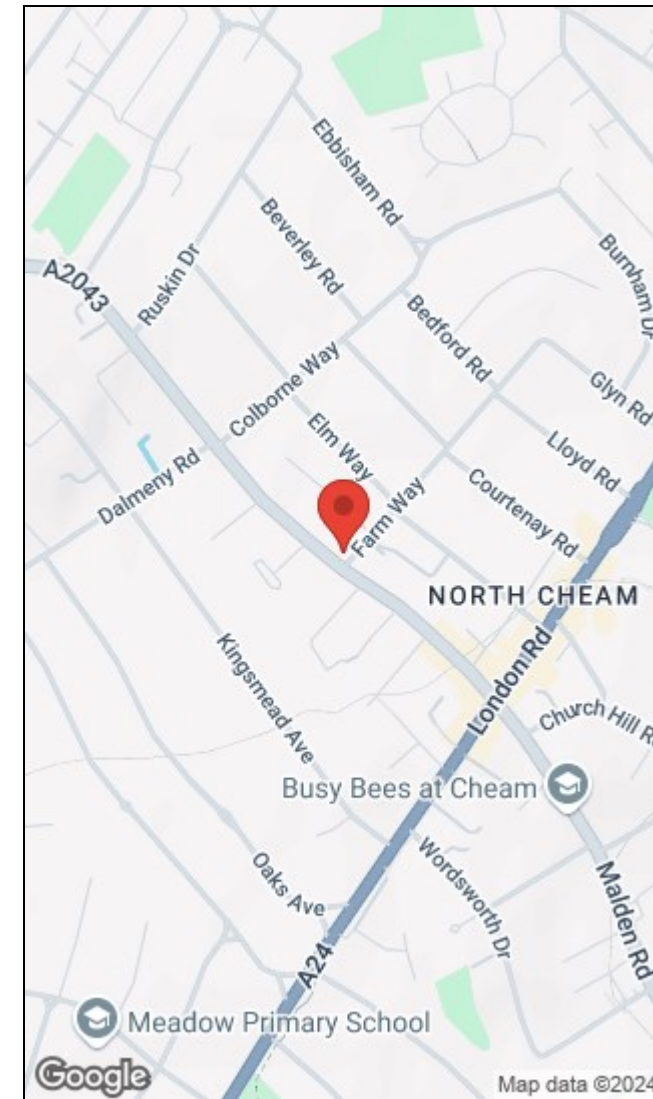
Cheam Common Road



Approximate Gross Internal Area
 GROUND FLOOR = 676 sq ft / 62.80 sq m
 FIRST FLOOR = 466 sq ft / 43.29 sq m
 Total = 1142 sq ft / 106.09 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. (ID357409)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	79	(92 plus) A	79
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
59		59	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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