



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



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



# Cheam Common Road, Worcester Park

Guide Price £550,000



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.

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.

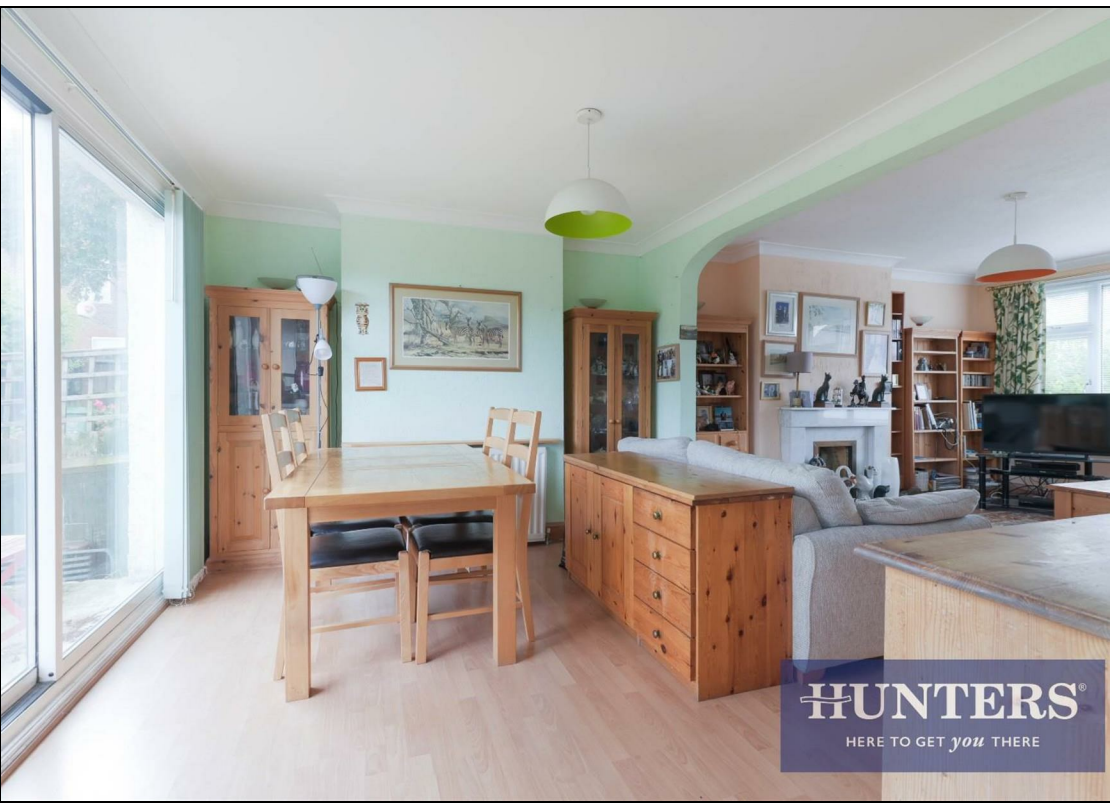


## KEY FEATURES

- NO CHAIN!!!
- 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

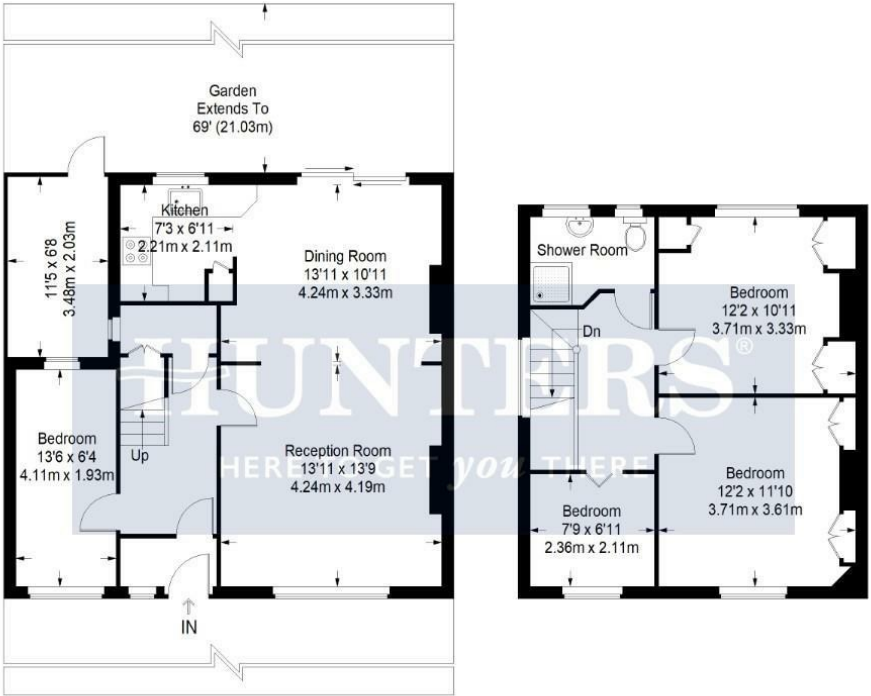








Cheam Common Road



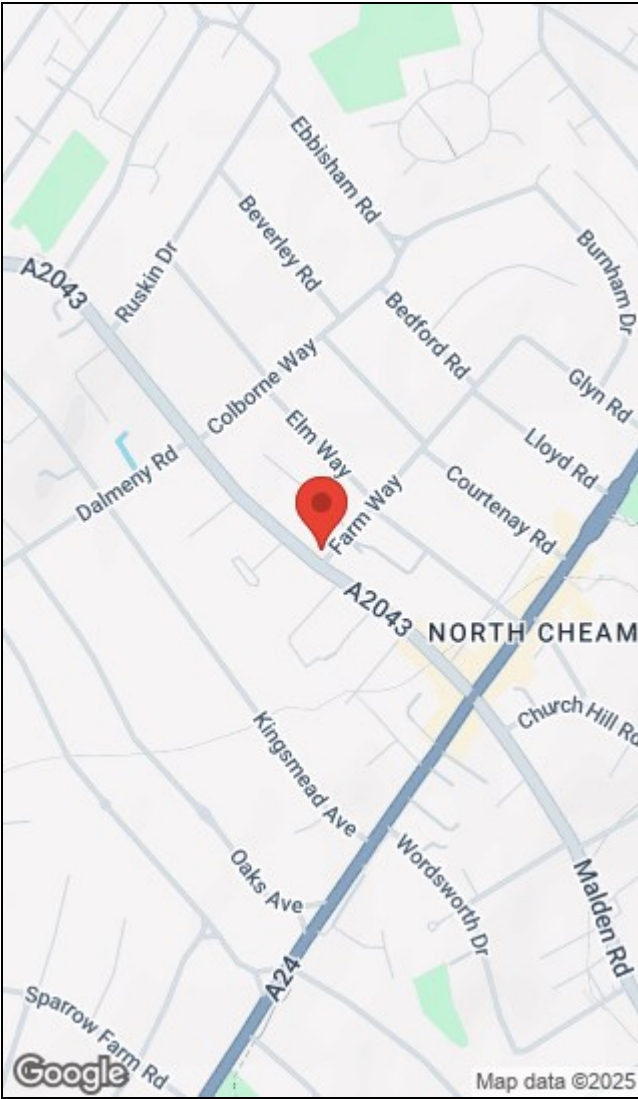
Ground Floor = 676 sq ft

First Floor = 466 sq ft

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 <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (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 |         |           |
|                                             |         | 79        |                                                                 |         | 79        |
|                                             |         | 59        |                                                                 |         | 59        |
| England & Wales<br>EU Directive 2002/91/EC  |         |           | England & Wales<br>EU Directive 2002/91/EC                      |         |           |

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.