



HUNTERS[®]
HERE TO GET *you* THERE



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Hampton Road, Worcester Park

Guide Price £325,000



****No Chain** Ground Floor**No Service Charge**** We are delighted to bring to the market this two bedroom property situated on a quiet residential road just a short walk from Worcester Park high street and train station. The property benefits from plenty of natural light and ample storage space, perfect for couples and young families. There is a south-west facing private garden outside as well as a garage. Viewings are highly recommended.

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



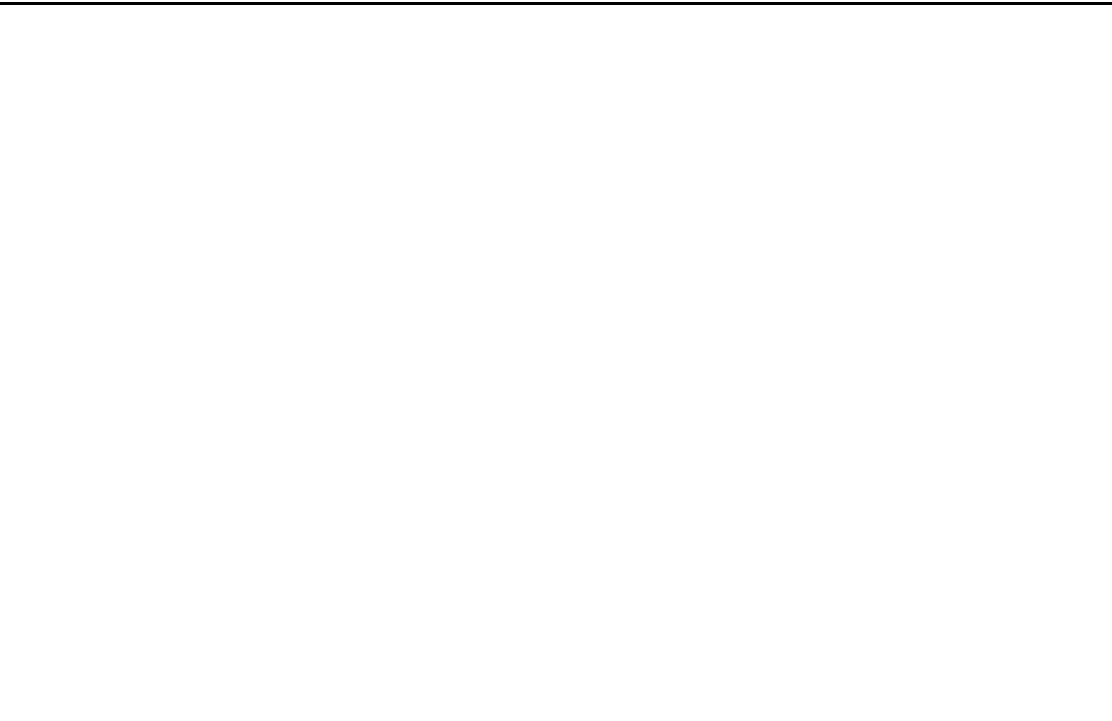
This Hunters business is independently owned and operated by Worcester Park Property Ltd | Registered Address: 94 Central Road, Worcester Park, KT4 8HU | Registered Number: 10390755 England and Wales | VAT No: 259 3752 69 with the written consent of Hunters Franchising Limited.



KEY FEATURES

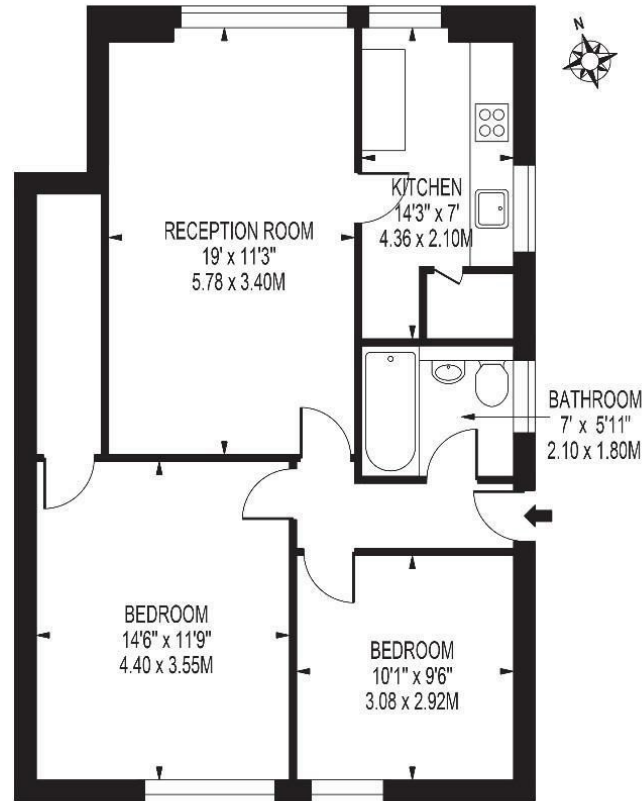
- Ground Floor
- Garage
- South West Garden
- Two Bedrooms
- No Service Charges
- Peppercorn Ground Rent
- Ample Storage
- Guide Price £325,000 - £350,000
- Excellent Transport Links





HAMPTON ROAD

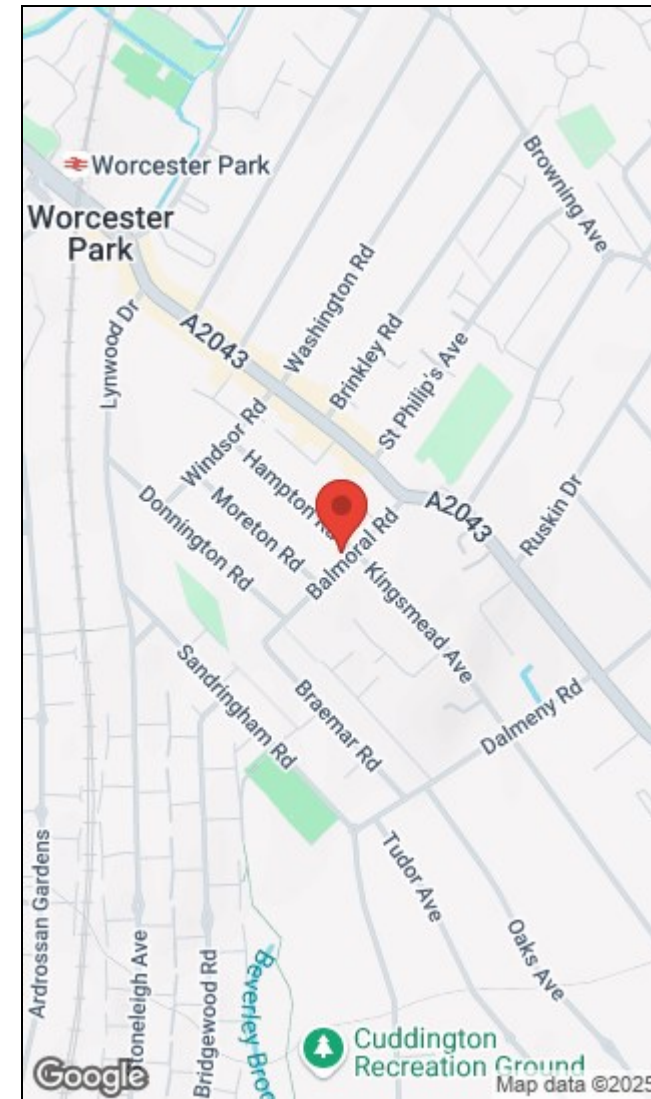
APPROXIMATE GROSS INTERNAL FLOOR AREA: 710 SQ FT - 65.98 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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				(92 plus) A			
(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			
70		77					
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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