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# Hampton Road, Worcester Park

Guide Price £650,000



**NO CHAIN!! \*\*Guide Price £650,000 - £675,000\*\*** Edwardian Beauty in this semi detached three/four double bedroom, 2 bathroom, Large family home. Situated on a quiet road hidden just behind the bustling Worcester Park high street with direct access to all local amenities and shops, as well as Worcester Park train station, with direct trains to London Waterloo. The property provides generous living space over two floors with potential to extend STPP, with the added benefit of a large kitchen diner, a downstairs shower room and a utility area. Furthermore, there is off street parking to the rear of the property by the way of a large double garage with electric door. The property also benefits from a large private garden to the rear. Viewings are highly recommended. Ideal large family home with room to further expand

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



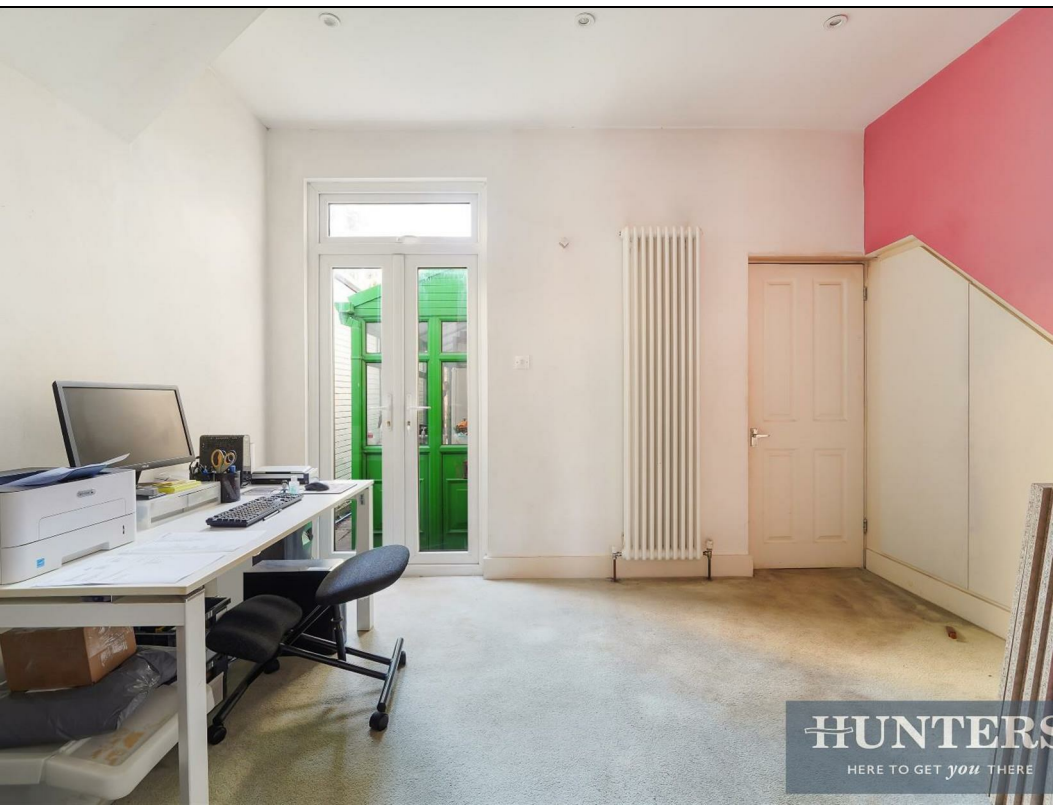
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## KEY FEATURES

- NO CHAIN!!
- Guide Price £650,000 - £675,000
- Edwardian House
- Three/Four Double Bedrooms
- Off Street Secure Parking
- Two Bathrooms
- Garden
- Potential to extend STPP
- Viewings Highly Recommended



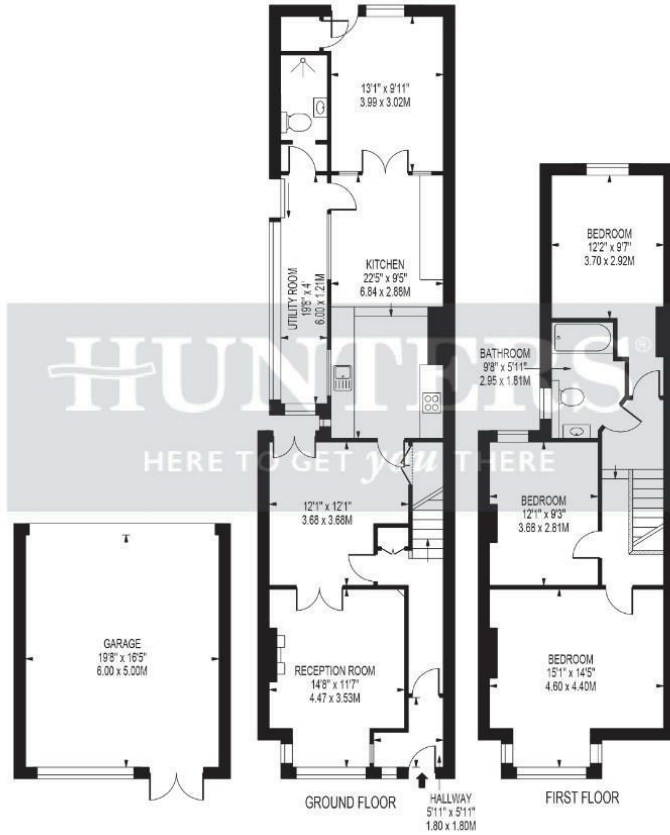




## HAMPTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1479 SQ FT - 137.41 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 323 SQ FT - 30.00 SQ M



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 <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		
		76			
		55			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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