



HUNTERS®
HERE TO GET *you* THERE

St. Philips Avenue, Worcester Park | Guide Price £650,000
Call us today on 0208 432 2347



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

****No Chain** **Guide Price £650,000 - £700,000****

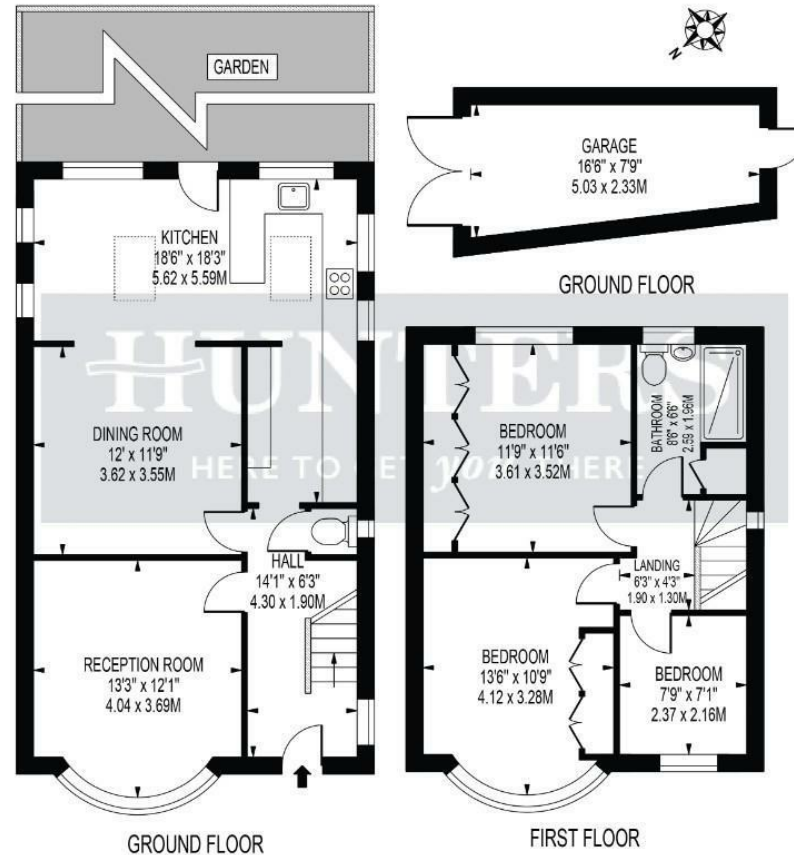
We are delighted to bring to the market this detached house on a large plot in Worcester Park. The house was the first to be build in the 1930s building boom as the builder's main residence and hence commandeers one of the largest plots on the road. The property has been extended to the rear with plenty of potential to further extend STPP. There is off street parking to the front of the property with scope to have more as well as a garage to the side of the property. Furthermore there is a large private garden to the rear of the property. Viewings are Highly recommended.

ST. PHILLIPS AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1058 SQ FT - 98.30 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 108 SQ FT - 10.00 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.

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.

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