



St. Philips Avenue, Worcester Park

- Detached Home
- Guide Price £650,000 - £700,000
- Scope to Further Extend STPP
- Close to High Street
- Viewings are Highly Recommended
- No Chain
- Off Street Parking
- Walking Distance to Worcester Park Train Station
- Large Private Garden

Guide Price £600,000



Tenure: Freehold

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HERE TO GET *you* THERE

St. Philips Avenue, Worcester Park

DESCRIPTION

****No Chain** **Guide Price £600,000 - £650,000****

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 built 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.



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.

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Council Tax: D

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	80 56		<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 	England & Wales EU Directive 2002/91/EC 				

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.

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

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