



## Dorchester Road, Worcester Park

- Freshly repainted to await a new owner
- Long Term Family Home
- Local Schooling Within Walking Distance
- Planning Permission Approved For A Loft Extension
- Off street parking for two cars
- Onward Chain Already Agreed STC

**Offers In Excess Of £490,000**

**Tenure: Freehold**

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# Dorchester Road, Worcester Park

## DESCRIPTION

\*\*\* Offers in Excess of £490,000\*\*\*

Nestled on the charming Dorchester Road in Worcester Park, this delightful end terrace house offers a perfect blend of character and modern living. Freshly repainted to await a new owner. With a generous living space of 817 square feet, this property is ideal for families or those seeking a comfortable home.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is both practical and welcoming, allowing for a seamless flow between the living areas. The three well-proportioned bedrooms offer a peaceful retreat, ensuring a restful night's sleep for all family members.

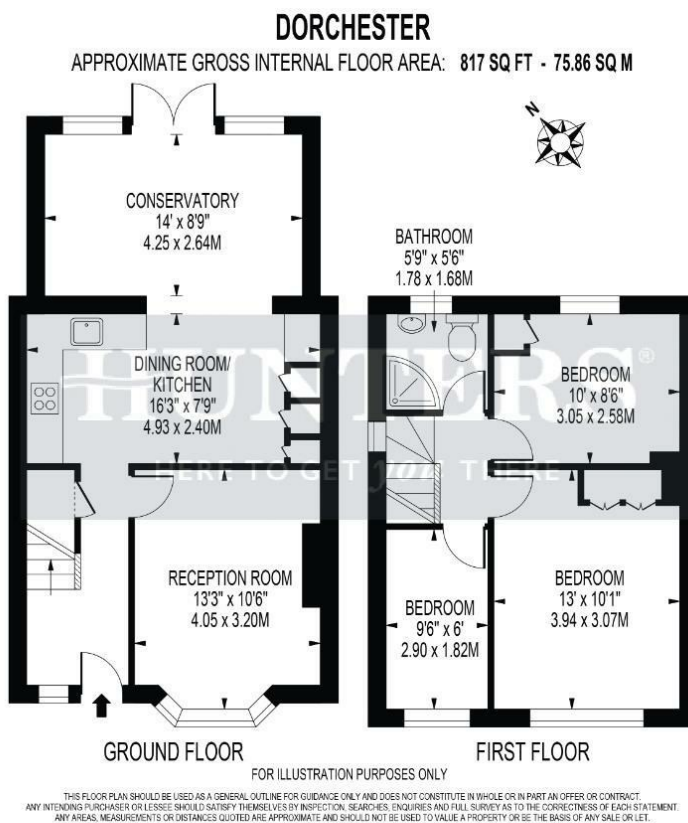
The property includes a bathroom that is conveniently located to serve the needs of the household. The house, built in the 1930s to 1950s, boasts a timeless charm that is often sought after in the area, while still providing the potential for personalisation and modernisation.

Situated in a desirable location, this home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those commuting to London or exploring the surrounding areas. The neighbourhood is known for its friendly community atmosphere, making it a wonderful place to settle down.

In summary, this end terrace house on Dorchester Road presents a fantastic opportunity for anyone looking to establish a home in Worcester Park. With its spacious reception rooms, three bedrooms, and charming character, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.



Council Tax: D



## ENERGY PERFORMANCE CERTIFICATE

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                    |           | 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 |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                                         |           |
| England & Wales                             |           | England & Wales                                                 |           |

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

## Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

94 Central Road, Worcester Park, KT4 8HU

Tel: 0208 432 2347 Email:

worcesterpark@hunters.com <https://www.hunters.com>



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