



## St. Philips Avenue, Worcester Park

- No Chain
- Scope to Further Extend STPP
- Close to High Street
- Newley repainted

- Detached Home
- Walking Distance to Worcester Park Train Station
- Large Private Garden
- Viewings are Highly Recommended

**Asking Price £550,000**

**Tenure: Freehold**

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# St. Philips Avenue, Worcester Park

## DESCRIPTION

Nestled in the charming area of St. Philips Avenue, Worcester Park, this delightful detached house offers a perfect blend of comfort and space. With a generous 932 square feet of living area, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The natural light that floods through the windows creates a warm and welcoming atmosphere throughout the home.

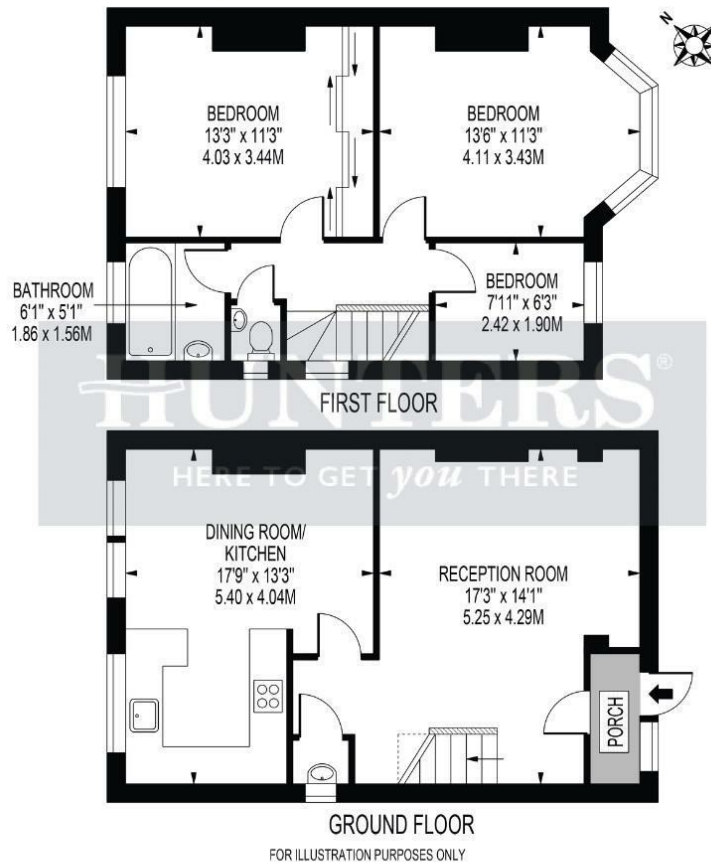
The property boasts three well-proportioned bedrooms, each offering a tranquil haven for rest and rejuvenation. These rooms are perfect for accommodating family members or guests, ensuring everyone has their own private space.

Completing this charming home is a well-appointed bathroom, designed for both functionality and comfort.

Situated in a desirable location, this house is conveniently close to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area is known for its friendly community and easy access to transport links, ensuring that you are well-connected to the wider region.



APPROXIMATE GROSS INTERNAL FLOOR AREA: 932 SQ FT - 86.62 SQ M



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.



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.

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



# 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	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<b>86</b>	<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>		
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 			<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 		

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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