



Edwards Close, Worcester Park

- * GUIDE PRICE £425,000-£450,000 & CHAIN FREE *
- Triple Glazed Windows, Conservatory and French Doors
- Ideal First Time Purchase
- Close To Local Amenities
- Mid Terraced 2 Double Bedroom Family Home
- Garage & Off Street Parking
- Full Boarded Loft With Drop Down Ladder
- Good BTL Investment

Guide Price £425,000

Tenure: Freehold

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Edwards Close, Worcester Park

DESCRIPTION

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Nestled in the charming Edward Close, Worcester Park, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning 774 square feet, the property features two well-proportioned bedrooms and a welcoming reception room, ideal for both relaxation and entertaining. The bathroom is thoughtfully designed to cater to your daily needs.

Constructed between 1970 and 1979, this home has been well-maintained and boasts several modern upgrades. The boiler was replaced in December 2017, ensuring efficient heating throughout the colder months. Additionally, the garage and front storage flat roofs were renewed in April 2018, along with the main roof flashing, providing peace of mind for years to come. The property also benefits from triple glazing, including in the conservatory and french doors, which was built in February 2017, allowing for ample natural light and a pleasant view of the garden.

The outdoor space is accessible via a shared right of way noted in the property deeds, offering a private garden area perfect for enjoying the outdoors. For those with vehicles, there is allocated parking for two cars, including a space in front of the garage, making it convenient for residents and guests alike.

Furthermore, the full boarded loft with a drop-down ladder provides additional storage options, catering to all your organisational needs. This property is an excellent opportunity for first-time buyers or those looking to downsize, combining modern living with a friendly community atmosphere. 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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

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.
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