



Huntingdon Gardens, Worcester Park

The **PERSONAL** Agent

Price Guide £575,000

Freehold

- Modern and Stylish House
- Enclosed Entrance Porch
- Open Plan Lounge/Dining Room
- Fully Fitted Kitchen With Bi Folding Doors
- Utility/ Downstairs Cloakroom
- Three Bedrooms
- Modern Family Bathroom
- Landscaped Rear Garden
- Gravel Resin Set Driveway
- Cul-De-Sac Location.



A stunning three bedroom house with off road parking offering modern and stylish living accommodation throughout and a landscaped rear garden situated in quiet no through road close to local shops and transport links. Viewing Highly Recommended.

You approach the property via a gravel resin driveway providing off road parking for two vehicles with covered side access and secure gate to the rear garden and door to an enclosed entrance porch with door to the entrance lobby.

The ground floor living space is open plan and consists of a bright and spacious lounge/dining room with double glazed window to the front aspect and a

fully fitted kitchen with matching central island and bi-folding doors which overlook and lead out to a secluded landscaped rear garden. There is also a handy utility room with W.C.

On the first floor are three bedrooms all with double glazed windows and radiators and a modern family bathroom with matching suite in white comprising panel enclosed bath with mixer tap and recessed shower above, wash hand basin and low flush w.c.

Outside the rear garden has been beautifully landscaped and is arranged over two levels with a paved terrace seating area perfect for relaxing and steps leading to an astroturf lawn with a wooden summer house/bar fully equipped with power and

lighting, which can easily be converted into a home office, if required.

The property is set towards the end of a quite cul-de-sac and is within walking distance of both Worcester Park and North Cheam, local schools and transport links.

Worcester Park offers a bustling town centre with many shops, restaurants and bars, with the convenience of the mainline railway station on its doorstep with regular services to London Waterloo. The A3 is close by giving direct road access to both London and the M25.

Tenure: Freehold.

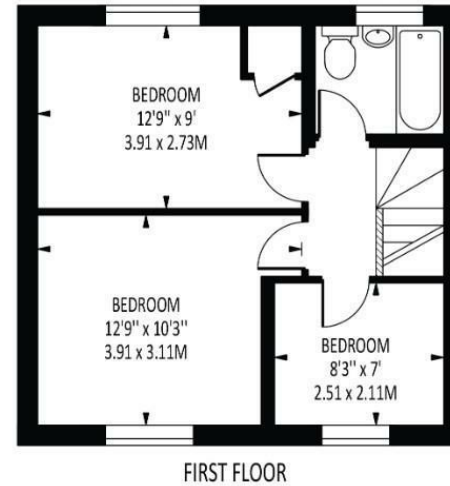




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Huntingdon Gardens
Total Area: 857 SQ FT • 79.58 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: 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 of 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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