

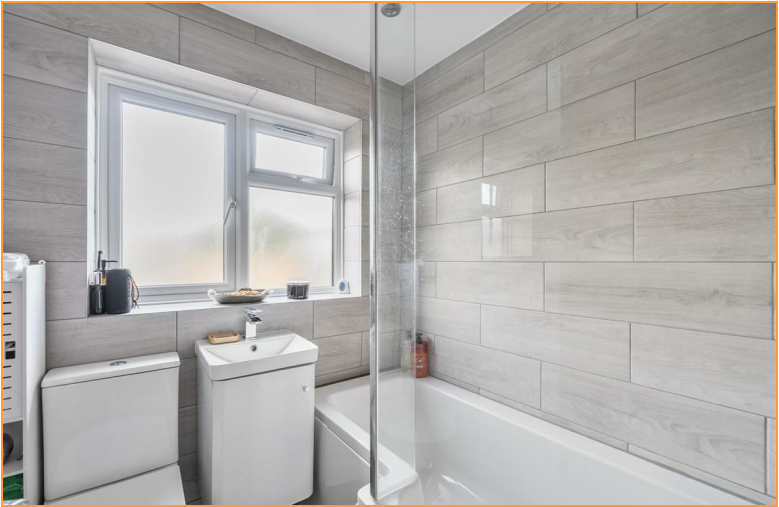


9 Huntingdon Gardens

Worcester Park, KT4 8TF

Offers Over £500,000

Silverman Black is delighted to offer this stunning three double bedroom, hugely extended terraced home located on the Worcester Park/North Cheam borders. Completely refurbished, little of the original house still remains with the current owner largely "gutting" the entire house - starting with new wiring & plumbing, the addition of a substantial ground floor rear extension, fitting a beautiful fully integrated kitchen, adding a new ground floor WC, installing new double glazed windows and doors, a new roof, new central heating, refitting the first floor bathroom, putting in new quality flooring and a full programme of redecoration - the list simply goes on and on! And in addition to this, the owner has part completed a large loft extension - the external Mansard roof has been installed, the staircase has been fitted - but the internal fit out is only part way through to completion - but when this project is finished this will provide a 15 ft x 15 ft master bedroom. In more detail, the accommodation comprises an enclosed storm porch, entrance hall, cloakroom and a huge 30 ft long, open plan living/dining/kitchen on the ground floor - featuring a luxury kitchen suite - on the ground floor, with two double bedrooms and the refitted family bathroom on the first floor and the main bedroom in the loft. Externally, there is off street, private parking for two vehicles to the front, with a tiered 40 ft rear garden which enjoys a sunny south-easterly aspect. Overall a fantastic refurbished, extended home - with real "wow factor". In terms of local facilities, the shops, bars & restaurants of Worcester Park High Street are less than half a mile distant (10 minutes walk) - whilst Worcester Park BR station (with connections to Guildford, Wimbledon and London Waterloo) is approximately 1 mile distant. The borough is well served with several excellent primary and secondary schools - and is highly rated in London for education. Viewing is highly recommended



- A hugely extended, refurbished three bedroom terraced house located in a popular residential location close to Worcester Park High Street
- Improvements include new double glazing, new wiring, new central heating, a new roof, large ground floor rear extension with new luxury kitchen, new downstairs WC, replacement family bathroom suite, new flooring, new decoration
- Mostly complete loft extension with the mansard roof, windows, and staircase all fitted - internal fit-out needs to be completed
- Accommodation incorporates an enclosed storm porch, downstairs WC, huge open plan living/dining/kitchen, three genuine double bedrooms, family bathroom
- Externally there is parking for 2 vehicles on a block paved private drive, Tiered 40 ft rear garden which enjoys a sunny south-easterly aspect
- Freehold; London Borough of Sutton; Council Tax "D"; EPC rating "C" (73/81)
- Access to the educational facilities of the London Borough of Sutton - currently rated as the equal best borough in London for schooling
- Half a mile to shops, bars & restaurants of Worcester Park High Street, approx 1 mile to Worcester Park railway station - accessing Guildford, Wimbledon and London Waterloo
- Half a mile to the green spaces of Nonsuch Park, Nonsuch Mansion and Cheam Park
- Viewing of this exciting extended home is highly recommended - so call today to book your appointment to visit

