



Inverness Road, Worcester Park

- **Guide Price £700,000 - £750,000**
- Private annex
- 2 large reception rooms
- Recently refurbished to a high standard
- Viewings are highly recommended

Guide Price £700,000

- 6 bedrooms
- 3 Bathrooms
- South East facing rear garden
- Close to local amenities

Tenure: Freehold

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Inverness Road, Worcester Park

DESCRIPTION

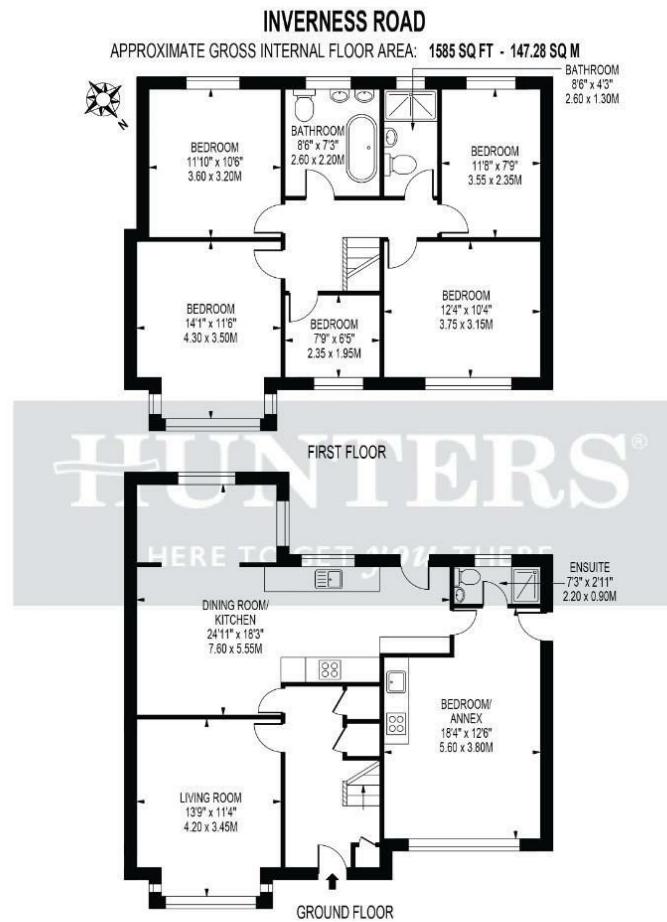
Guide Price £700,000 - £750,000

An immaculately presented, recently refurbished to a high standard, five double bedroom, one single bedroom, semi-detached family home. Benefiting from three bathrooms a downstairs cloakroom, generous living space and a private annex. The property has the benefit of two reception rooms, a modern kitchen with breakfast area. The property also has a large private South East facing rear garden mostly laid to lawn. The front of the property presents a driveway for one car with options to accommodate another car to the side of the property. The property is situated on a quiet residential road with close proximity to local amenities and excellent transport links. An ideal large family home.

Viewings are highly recommended.



Council Tax: E



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 |
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | 82 | |
| (81-91) | B | 69 | |
| (69-80) | C | | |
| (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 | EU Directive 2002/91/EC |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| 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.

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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