



## St. Philips Avenue, Worcester Park, KT4 8JT

- \*\* NO CHAIN, Guide price £675,000 - £700,000 \*\*
- Two Bathrooms
- Beautiful Walled Garden
- Town Centre Location
- Rarely Available Three Bedroom Detached House
- Off Road Parking
- Potential to Extend STPP
- Walking Distance to Worcester Park Train Station

**Guide Price £675,000**



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## DESCRIPTION

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A rare opportunity to acquire a charming three-bedroom detached home, ideally positioned on a generous plot within a highly sought-after residential road in Worcester Park. With a private driveway, garage, and close proximity to the town centre and Worcester Park Station, this property offers both convenience and long-term potential. The house itself provides well-balanced accommodation throughout and benefits from solar panels, enhancing its energy efficiency and appeal. The ground floor opens into a spacious entrance hall, leading to a bright and welcoming front reception room currently arranged as a dining room, featuring an attractive bay window that floods the space with natural light. A recently updated modern wet room adds further practicality. The kitchen is generously sized and fitted for everyday living, with a charming stable door providing access to the side return, where a shed and outside toilet can also be found, along with access through to the garden. To the rear, a well-proportioned reception room offers an ideal living space, complete with double doors opening onto a beautifully landscaped garden. This outdoor space is a particular highlight—private, well-maintained, and enclosed by a rear wall, creating a private and secluded setting.

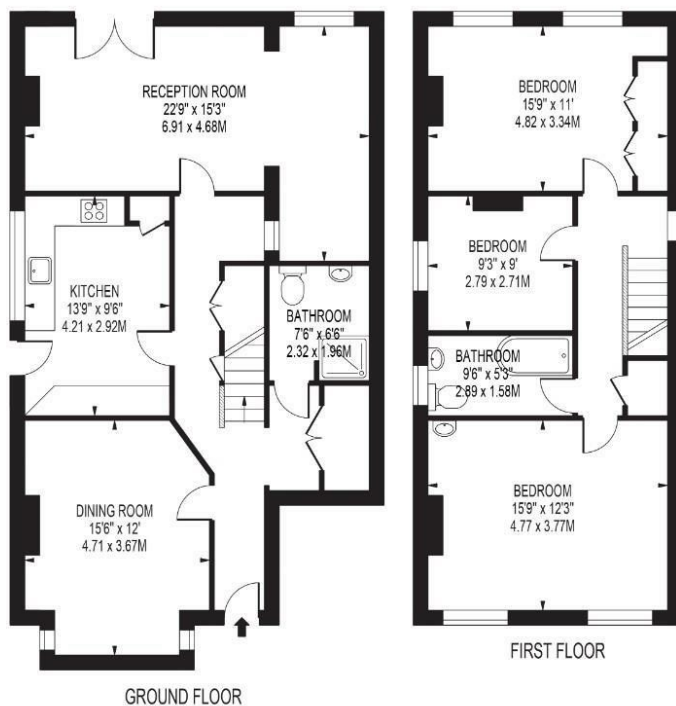
Upstairs, the property offers three good-sized bedrooms and a family bathroom. There is also excellent scope to extend both upwards and outwards (subject to the usual planning permissions), allowing buyers to further enhance and personalise the home. The location is a key feature, with excellent transport links from Worcester Park Station providing direct services into London Waterloo in under 30 minutes. The area is also well-served by a range of highly regarded local schools, including Cheam High School and Dorchester Primary School, making it particularly attractive for families. This is a fantastic opportunity to secure a rarely available detached home in a prime





## ST. PHILIPS AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1443 SQ FT - 134.10 SQ M



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 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.

### Viewings

Please contact [worcesterpark@hunters.com](mailto:worcesterpark@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

