



## Elmstead Gardens, Worcester Park

- **\*\*Offered to the market with NO CHAIN\*\***
- Fully Integrated Luxury Wren Kitchen
- Driveway for 2 Cars with Electric Car Charging Point
- Under Floor Heating in the Bathroom
- Mid Terrace, 3 Bedroom Family Home
- Quartz Work Tops and Neff Appliances
- Solar Panels Generating an Average of £1,500 per annum
- Huge summer House/Workshop

**Offers In The Region Of £650,000**

**Tenure: Freehold**

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# Elmstead Gardens, Worcester Park

## DESCRIPTION

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Nestled in the charming Elmstead Gardens of Worcester Park, this delightful mid-terrace house, built between 1930 and 1939, offers a perfect blend of modern convenience and classic character. Spanning an impressive 1,031 square feet, the property boasts three well-proportioned bedrooms and two inviting reception rooms, providing ample space for both relaxation and entertaining.

The heart of the home is undoubtedly the rear extension with a fully integrated Wren kitchen, which features elegant quartz worktops, a wine fridge, and high-quality Neff appliances, making it a dream for any culinary enthusiast. The addition of a boiling water tap adds a touch of modernity and convenience to daily living. The bathroom is equipped with underfloor heating, ensuring comfort during the colder months.

For those with vehicles, the property offers parking for up to two cars on the driveway, a rare find in this area. Furthermore, a car charging point has been installed, catering to the needs of electric vehicle owners. The rear of the property provides access to a substantial summer house with composite decking area to the front, laid to lawn garden and a patio to the rear of the property,

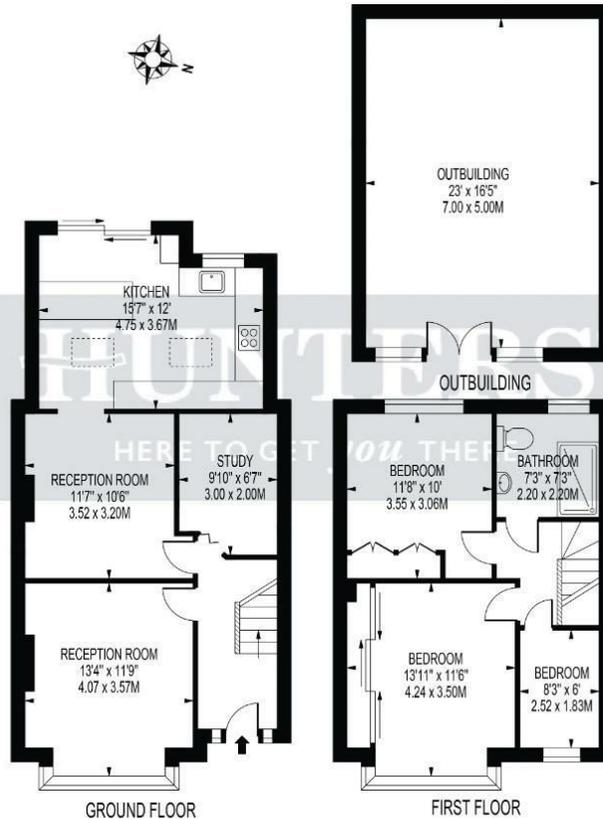
In addition to its many features, the house is equipped with solar panels, generating an impressive average income of £1,500 per annum, contributing to both sustainability and cost savings. This property is not just a house; it is a home that promises comfort, style, and practicality in a sought-after location. Whether you are a growing family or a professional seeking a peaceful abode, this residence is sure to meet your needs and exceed your expectations.



## ELMSTEAD GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1031 SQ FT - 95.82 SQ M  
(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 377 SQ FT - 35.00 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.

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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		69	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<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

### Viewing

Please contact our Hunters Worcester Park Lettings Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

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