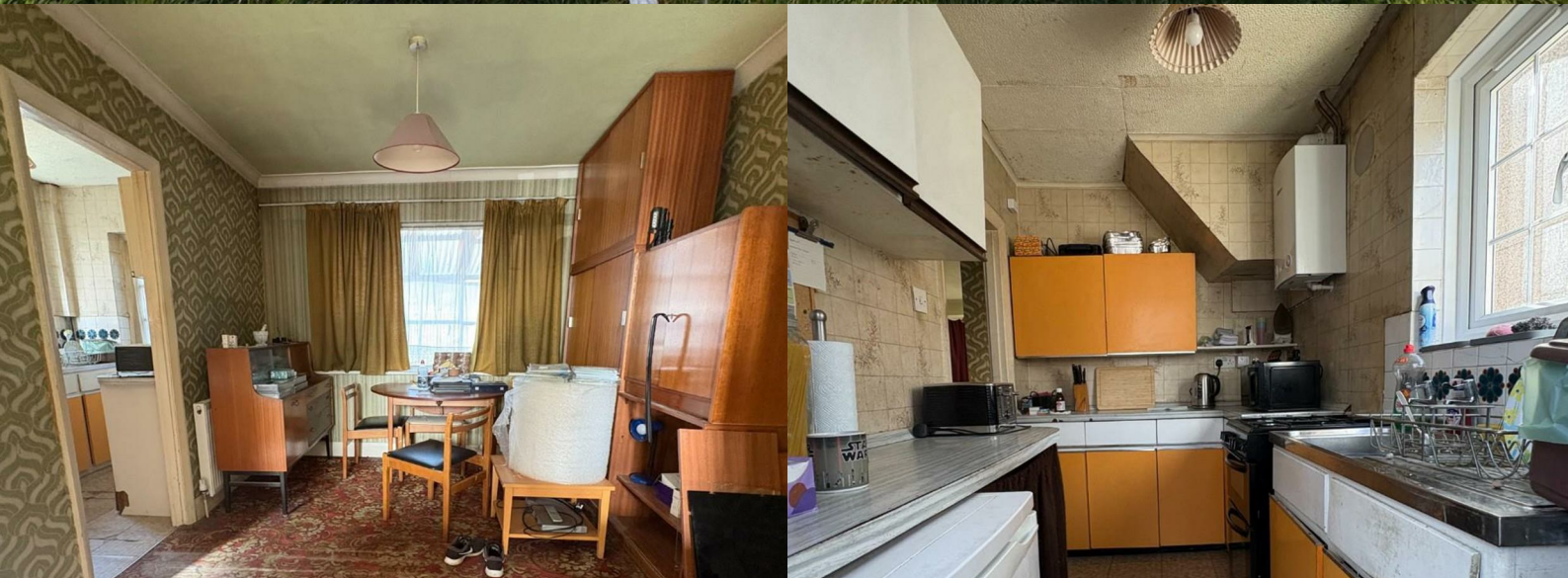


HUNTERS[®]

HERE TO GET *you* THERE



Kingshill Avenue

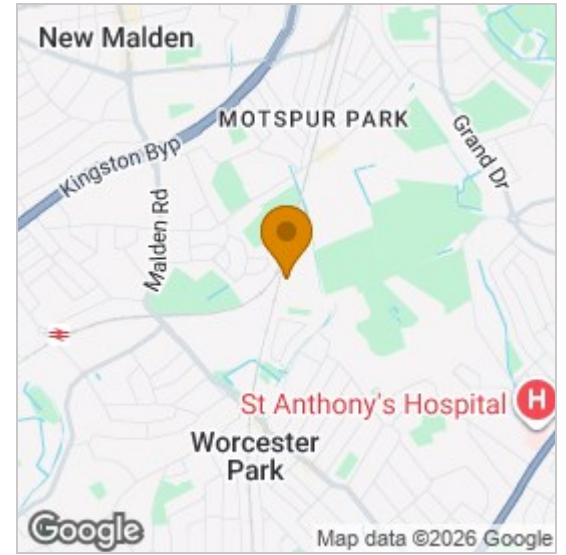
Worcester Park, Kingston Upon Thames, KT4 8DB

£450,000

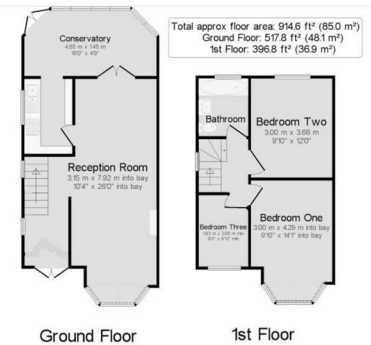




Area Map



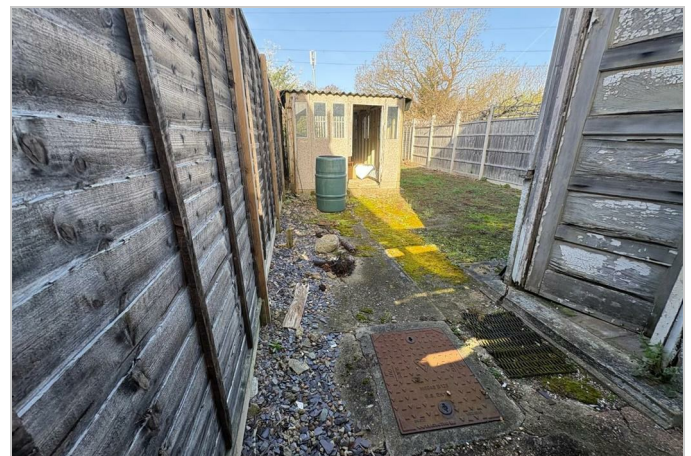
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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



This three-bedroom end-of-terrace home presents an exciting opportunity for buyers looking to create their ideal living space. Requiring full modernisation throughout, the property offers excellent potential to add value and tailor every detail to personal taste.

The ground floor features a generously sized reception room, enhanced by attractive bay windows that flood the space with natural light. To the rear, there is an additional conservatory, which, subject to the necessary permissions, could be replaced or extended to create a larger open-plan kitchen and living area.

Upstairs, the property comprises three bedrooms, including two well-proportioned double rooms, along with a family bathroom. With its end-of-terrace position and scope for improvement, this property is ideally suited to investors, developers, or buyers seeking a project with significant potential.



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 OR LETTING?** If you are thinking of selling or letting 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.