

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Rose End

Worcester Park, KT4 8PQ

Asking Price £500,000





## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 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		
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

**NO ONWARD CHAIN** – Situated within a quiet cul-de-sac in a sought-after area of Worcester Park, this spacious three-bedroom terraced home offers generous living accommodation and potential to modernise and add value.

The ground floor features a large reception room that flows seamlessly into an extended conservatory, creating a bright and versatile space ideal for both relaxing and entertaining. Double doors open onto the private rear garden, enhancing the indoor-outdoor feel. The property also benefits from a modern fitted kitchen with ample storage, along with the convenience of a separate downstairs WC.

Upstairs, the property comprises two well-proportioned double bedrooms and a further third bedroom, making it ideal for families or those needing additional workspace. A three-piece family bathroom serves this level.

Externally, the property boasts a private rear garden, as well as the added benefit of a separate garage en-bloc and off-street parking.



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.

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