



## Buckland Way, , Worcester Park, KT4 8NR

- Three Bedroom Mid Terrace Home
- Bi-Fold Doors
- Modern Kitchen with Integrated Appliances
- Close To Local School
- Modern Finish Throughtout
- Sunny Garden
- Driveway
- Walking Distance To Train Station

**Offers In The Region Of £525,000**



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## DESCRIPTION

Nestled within the sought-after Buckland Way, Worcester Park, this beautifully presented mid-terrace family home effortlessly combines timeless character with sleek, modern interiors throughout. Thoughtfully extended and finished to a high specification, the property offers bright and spacious accommodation ideal for contemporary family living.

The ground floor features two elegant reception rooms alongside an impressive rear extension, creating a stunning open-plan kitchen and dining space perfect for both everyday living and entertaining. A stylish downstairs bathroom with utility area further enhances the practicality of the home.

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom, all presented in excellent decorative order. The home also benefits from off-street parking to the front.

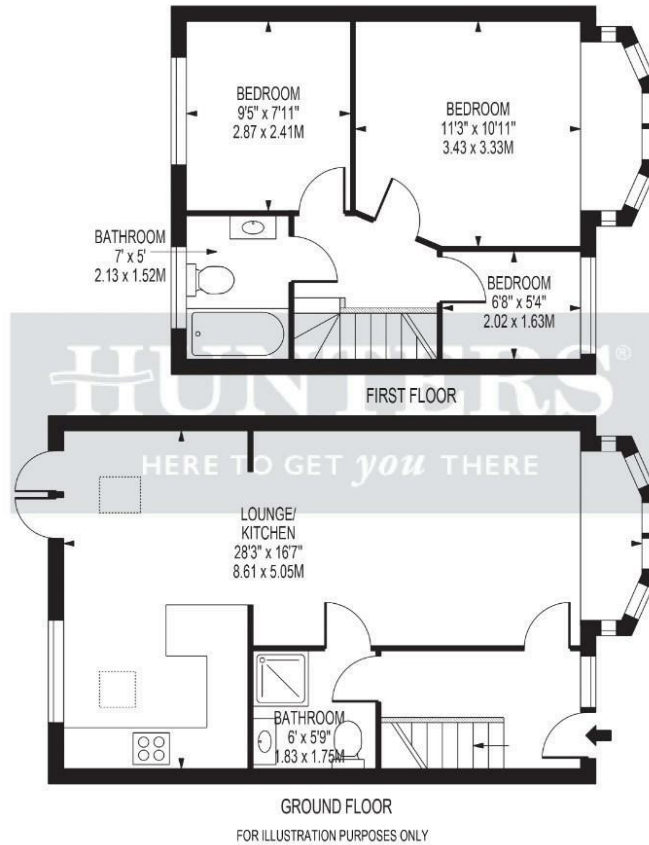
Ideally located for commuters and families alike, Buckland Way is within easy reach of Worcester Park and Stoneleigh stations, providing regular services into London Waterloo. Excellent local bus routes also connect to Kingston, Sutton and Epsom, while nearby amenities include well-regarded schools, parks, shops, cafés and restaurants, making this a superb location for convenient suburban living.





## BUCKLAND WAY

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 779 SQ FT - 72.37 SQ M



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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

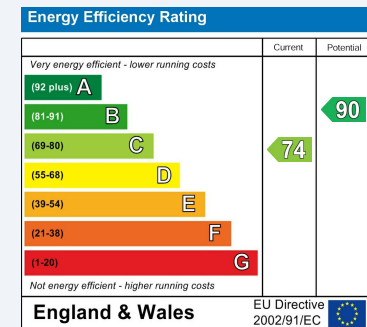
Please contact [worcesterpark@hunters.com](mailto:worcesterpark@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.



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