



Caldbeck Avenue, Worcester Park, , KT4 8BH

- Three Bedroom End Of Terrace House
- Close to Town Centre
- Large Sunny Garden
- Close to Worcester Park Train Station
- Garage & Off Road Parking
- Potential To Extend
- NO CHAIN

Offers In The Region Of £600,000



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DESCRIPTION

**** Open Day Saturday 30th May ****

This attractive three-bedroom end of terrace home on Caldbeck Avenue is offered to the market with no onward chain, presenting an exciting opportunity for buyers looking to create their perfect family home. With generous living accommodation, excellent potential to extend, and a large sunny rear garden, this property offers both comfort and scope for the future. The ground floor boasts two spacious reception rooms, both beautifully bathed in natural light, creating versatile living and entertaining spaces for modern family life. To the rear, the kitchen overlooks and opens onto the garden, offering the ideal setting to redesign into a stunning open-plan kitchen/family room, subject to the necessary permissions.

Outside, the large rear garden is mostly laid to lawn with a patio area perfect for alfresco dining, summer entertaining and BBQs. The generous plot provides ample opportunity to extend to the rear and further enhance the living space. Upstairs, the property comprises three bedrooms, including two well-proportioned double rooms and a third single bedroom, ideal as a nursery, child's room or home office. The fully tiled family bathroom is fitted with a modern white suite. Further benefits include a driveway providing off-road parking for two vehicles, a garage, and the added advantage of being sold with no onward chain.

Ideally situated on the ever-popular Caldbeck Avenue, the property is conveniently located for a range of well-regarded local schools, making it an excellent choice for families. There are also excellent transport links nearby, with easy access to local bus routes.

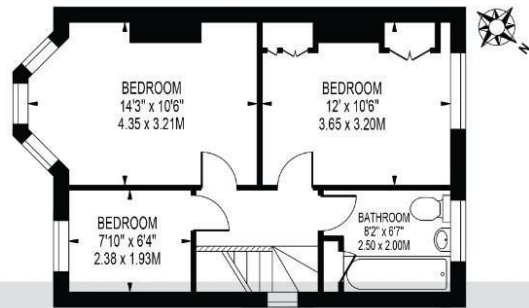
A fantastic opportunity to put your own stamp on a spacious family home in a desirable and well-connected location.



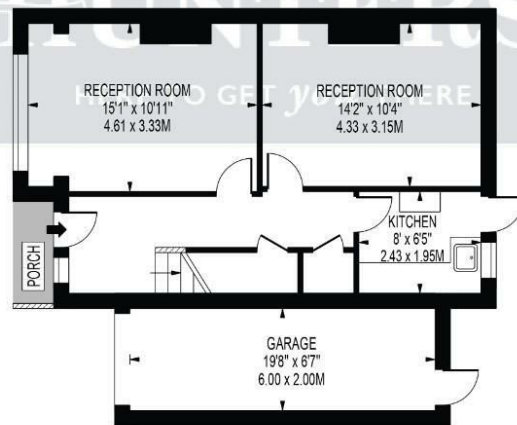


CALDBECK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 933 SQ FT - 86.68 SQ M
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 129 SQ FT - 12.00 SQ M



FIRST FLOOR



GROUND FLOOR

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, 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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.



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