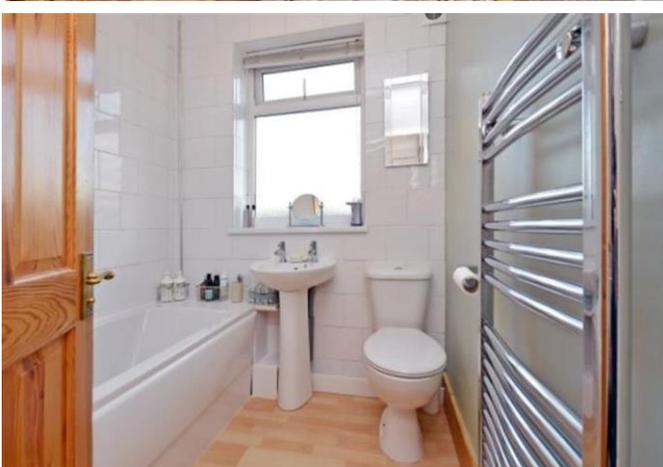




HUNTERS[®]
HERE TO GET *you* THERE

Washington Road, Worcester Park, KT4 8JJ | £454,950
Call us today on 0208 432 2347



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	37	46
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	21	27
England & Wales	EU Directive 2002/91/EC	

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.

HUNTERS

A well presented, three bedroom two reception room end of terraced family home ideally located in the heart of Worcester Park, and within easy reach of Waitrose, Costa Coffee, Pizza Express and Worcester Park's mainline railway station.

LIVING ROOM

3.91m (12' 10") x 3.10m (10' 2")

DINING ROOM

3.7m (12' 2") x 3.0m (9' 10")

KITCHEN

3.1m (10' 2") x 1.8m (5' 11")

BEDROOM

3.6m (11' 10") x 3.0m (9' 10")

BEDROOM

3.6m (11' 10") x 3.0m (9' 10")

BEDROOM

2.4m (7' 10") x 1.8m (5' 11")

BATHROOM

2.4m (7' 10") x 1.8m (5' 11")

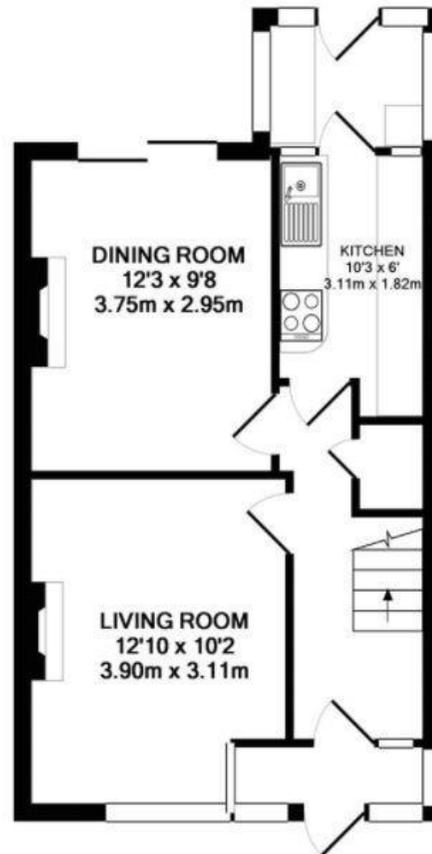
GARDEN

25.91m (85' 0")

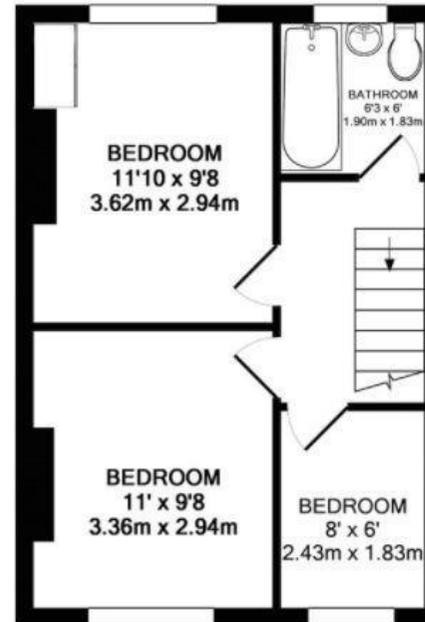
Washington Road, Worcester Park KT4 8JJ

INTERNAL FLOOR AREA (APPROX.) 780 sq ft/ 72.46 sq m

Garden extends to 85' (25.91m) approximately



GROUND FLOOR



FIRST FLOOR

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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