



HUNTINGDON GARDENS, WORCESTER PARK, KT4
£475,000 FREEHOLD

**A TWO BEDROOM SEMI-DETACHED FAMILY HOME IN
NEED OF MODERNISATION THROUGHOUT AND
OFFERING SIGNIFICANT SCOPE FOR EXTENSION STPP**

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AT A GLANCE

- 2 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Conservatory
- Bathroom
- Garage
- Garden Approx. 45ft
- No Onward Chain
- EPC Rating D
- Council Tax Band D

DESCRIPTION

A two bedroom, semi-detached family home offering scope for extension stpp and located in a quiet cul-de-sac within easy reach of Worcester Park high street.

The area boasts well-regarded education facilities including Cheam Common Infant's Academy and Cheam Common Junior Academy. Families will benefit from lots of amenities such as leisure centres, cricket clubs and parks. Commuters have the choice of a short bus ride to Morden Underground station and Worcester Park train station.

Accommodation includes a large living room/dining room, conservatory, kitchen, two double bedrooms and the family bathroom.

Externally, the property benefits from a well-maintained rear garden, a garage and ample off street parking to the front.

The property benefits from no onward chain and grant of probate.



ACCOMMODATION

Living Room - 12' x 12' Max (3.66m x 3.66m Max)

Dining Room - 9'5" x 8' (2.87m x 2.44m)

Kitchen - 9'6" x 7' (2.9m x 2.13m)

Conservatory - 14'1" x 6' (4.3m x 1.83m)

Bedroom - 15'4" x 10'5" Max (4.67m x 3.18m Max)

Bedroom - 9'1" x 9' (2.77m x 2.74m)

Bathroom - 6'1" x 5'7" (1.85m x 1.7m)

Garage - 14'8" x 9' (4.47m x 2.74m)

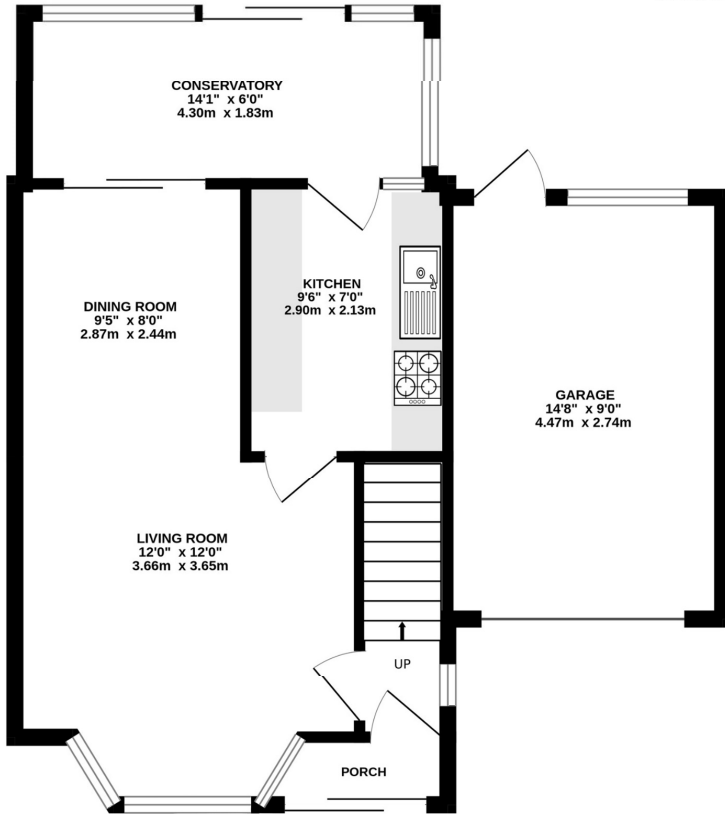
Garden - 45' Approx (13.72m Approx)



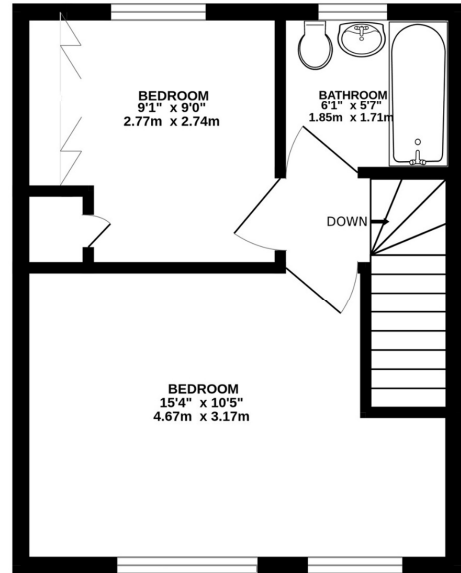
Huntingdon Gardens, Worcester Park KT4 8TF

INTERNAL FLOOR AREA (APPROX.) 850 sq ft/ 79.0 sq m

Garden extends to 45' (13.72m) approx.



GROUND FLOOR



FIRST FLOOR

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

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