



www.centro-pic.uk | Telephone 020 8401 5000
 www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

rightmove

RICS

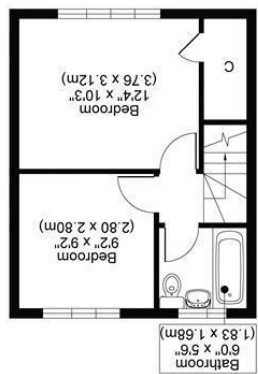
The Property Ombudsman

CHRISTIES

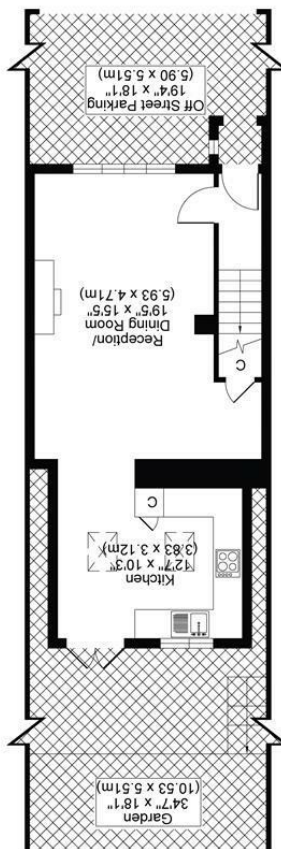
optica MEDIA optimedia.co.uk

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

FIRST FLOOR



GROUND FLOOR



TOTAL APPROX FLOOR PLAN AREA 760 SQ.FT (71 SQ.M)

HUNTINGDON GARDENS, KT4



CHRISTIES



HUNTINGDON GARDENS, WORCESTER PARK KT4 8TF

GUIDE PRICE £400,000

GUIDE PRICE ***£400,000 TO £425,000***

A FANTASTIC OPPORTUNITY TO PURCHASE THIS IMMACULATE MID TERRACE FAMILY HOME SITUATED IN A QUIET CUL-DE-SAC CLOSE TO WORCESTER PARK HIGH STREET. THE PROPERTY COMPRISES, ENTRANCE HALL, LARGE AND BRIGHT RECEPTION/DINING ROOM LEADING IN TO AN EXTENDED, FULLY FITTED, KITCHEN WITH DIRECT ACCESS TO A LOW MAINTENANCE GARDEN. ON THE FIRST FLOOR YOU WILL FIND, TWO DOUBLE BEDROOMS AND FAMILY BATHROOM.

HUNTINGDON GARDENS IS A SMALL, QUIET CUL-DE-SAC LESS THAN A MILE FROM WORCESTER PARK TRAIN STATION (ZONE 4) WITH TRAINS DEPARTING EVERY 15 MINUTES, TERMINATING AT LONDON WATERLOO IN UNDER 30 MINUTES. ALTERNATIVELY, THERE IS A BUS SERVICES RUN TO MORDEN'S NORTHERN LINE STATION IN APPROX. 15 MINUTES.

THE PROPERTY IS ALSO PERFECTLY LOCATED FOR EXCEPTIONAL SCHOOLING WITH CHEAM COMMON INFANT'S ACADEMY AND CHEAM COMMON JUNIOR ACADEMY CLOSE BY TO NAME A FEW.

- 2 DOUBLE BEDROOMS
- LOCATED IN A CUL-DE-SAC
- EXTENDED KITCHEN
- LARGE LIVING/DINING ROOM
- OFF STREET PARKING
- COUNCIL TAX BAND D
- EPC RATING C

