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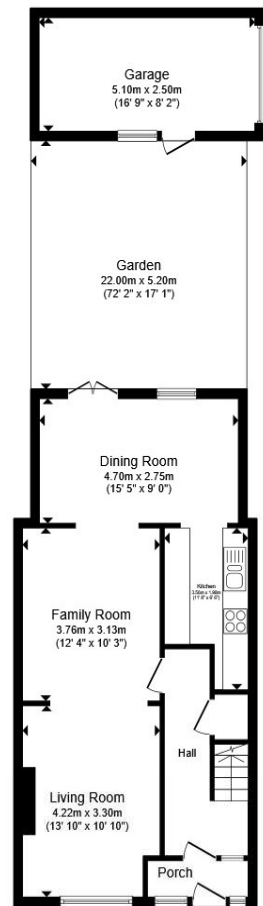
Hobart Road, Worcester Park, KT4 8SP


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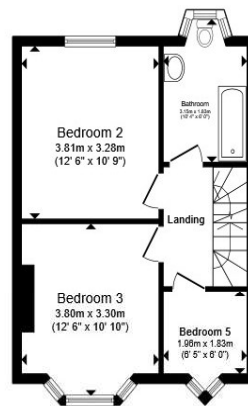
welcome to
Hobart Road, Worcester Park

This well-presented mid-terraced home, situated in a tree-lined residential cul-de-sac, is offered to the market chain-free and is ideally located on a popular Worcester Park residential road. The property features well-proportioned living space, a sizeable rear garden, private driveway, and garage.

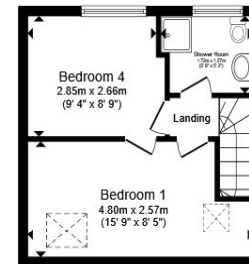




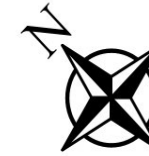
Ground Floor



First Floor



Second Floor



Upon entering the property, you are welcomed into a bright and inviting hallway leading through to the main reception room, which provides a comfortable and versatile living space ideal for both relaxing and entertaining. To the rear, the property benefits from a well-proportioned kitchen/dining area with direct access to the garden, creating an ideal setting for family life.

Upstairs, the property offers five well-proportioned bedrooms, each providing ample natural light and flexible use, whether as bedrooms, a home office, or additional living space.

Externally, the property truly stands out with its sizeable rear garden, offering a fantastic outdoor space for entertaining. To the front, there is a private driveway providing off-street parking, in addition to a garage, offering further parking or valuable storage space.

Situated within easy reach of Worcester Park High Street, residents can enjoy a variety of shops, restaurants, and local amenities. Worcester Park station provides direct rail links to London Waterloo (approx. 40 minutes), making it highly convenient for commuters. The house is within the catchment for Cheam Common Academy (Infants & Junior), which is a short walk away.

Total floor area 137.8 m² (1,483 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Hobart Road, Worcester Park

- Chain Free Sale
- Rear Garden
- Private Driveway
- Garage
- Popular Residential Location

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£650,000



view this property online barnardmarcus.co.uk/Property/WCP108110

Please note the marker reflects the
postcode not the actual property



Property Ref:
WCP108110 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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