







Colborne Way, , , KT4 8NG

- Three Bedroom Semi Detached House
- Huge Amount Of Potential
- Utility Room
- Great School Catchment Location
- NO CHAIN!!!
- Large Garden
- Driveway For Two Cars
- Superb For Commuting

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HERE TO GET *you* THERE

Guide Price £600,000

Colborne Way, , , KT4 8NG

DESCRIPTION

A HOME WITH POTENTIAL WRITTEN ALL OVER IT! ** Guide Price £600,000 - £650,000 **

Some houses are ready to move into. Others are ready to become something extraordinary. Welcome to Colborne Way, where a little imagination could go a very long way!

Situated in a popular Worcester Park location, this three-bedroom family home offers generous accommodation, a fantastic garden and exciting opportunities to modernise, reconfigure and extend, subject to the necessary permissions. The ground floor currently features a spacious through lounge stretching from the front bay window towards the rear garden, a separate kitchen, utility room, downstairs W.C. and integral garage. But here's where things get interesting! Imagine opening up the rear to create a spectacular open-plan kitchen, dining and family space, perhaps extending further into the garden to deliver something truly special.

Upstairs, two generously proportioned double bedrooms include a lovely bay-fronted principal bedroom and a comfortable rear double. A smaller third bedroom provides flexibility for children, guests or a home office, complemented by a separate shower room and W.C. Outside, the good-sized rear garden offers another exciting opportunity. With an established central tree reportedly not subject to a Tree Preservation Order, and mature planting that could be cut back along the boundaries, there's wonderful scope to create a beautifully landscaped outdoor retreat. The driveway provides parking for two cars. Further potential to extend upwards and outwards, subject to planning permission, adds another dimension to this property's possibilities.

Conveniently positioned for Worcester Park's high street, mainline station with services towards London Waterloo, and local bus connections, the location is equally appealing. Families can explore nearby schools including Cuddington Community Primary School, Cheam Common Junior Academy and Cheam High School, subject to catchment and availability.







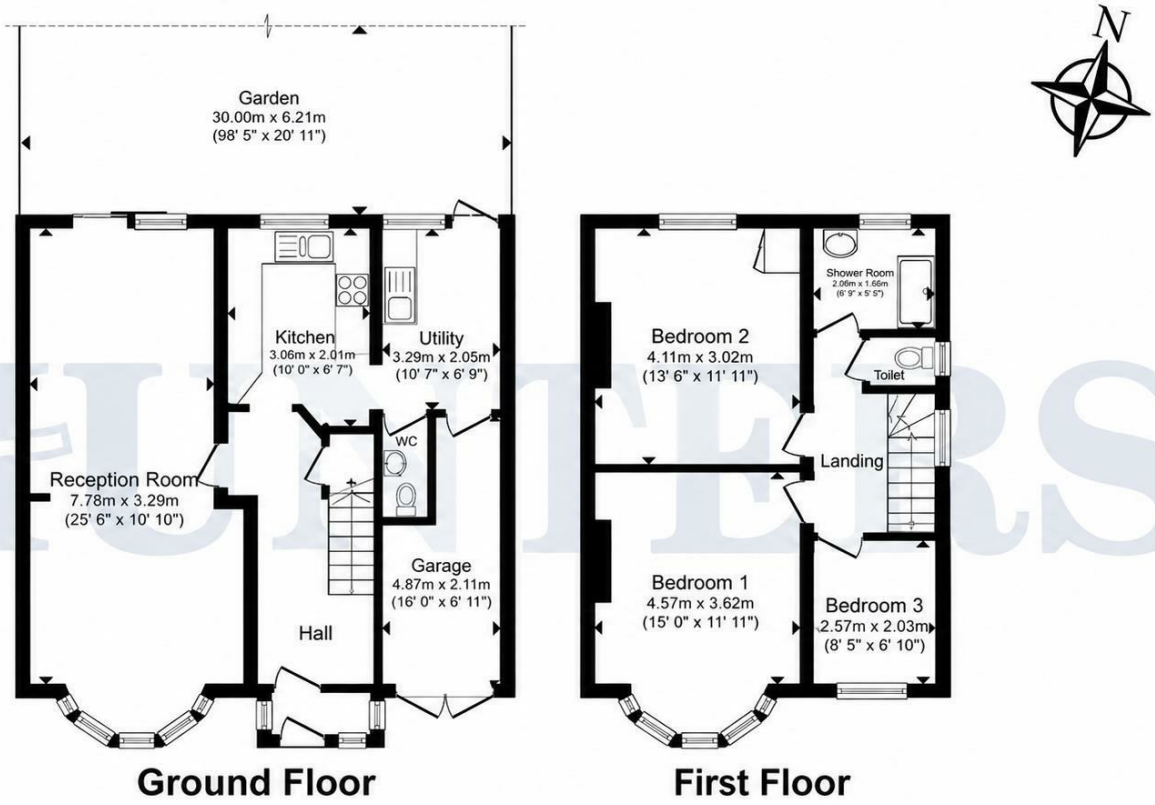






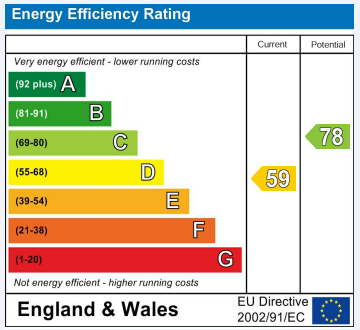






ENERGY PERFORMANCE CERTIFICATE

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.



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.

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.

The Property Ombudsman

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