



**IDMISTON SQUARE, WORCESTER PARK, KT4**  
**£615,000 FREEHOLD**

**A LARGER THAN AVERAGE END-OF-TERRACE HOUSE  
IDEALLY PLACED FOR ACCESS TO TRAINS INTO  
CENTRAL LONDON AND WELL-REGARDED SCHOOLS**

**Winkworth**

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See things differently



## AT A GLANCE

- 4 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Conservatory
- Family Bathroom
- En-Suite Shower/WC
- Garden approx. 75ft
- Local Parade of Shops
- Easy Reach of Two Train Stations
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

Internal viewing is essential to appreciate this lovely family home which features a large southerly aspect rear garden and four well-proportioned bedrooms including the superb principal bedroom suite. The much sought after location of Old Malden is ideal for commuters with access into central London available by train from Worcester Park and Malden Manor and by road via the nearby A3.

The accommodation throughout is well-presented and includes a spacious living room open-plan to the dining room, a good sized conservatory overlooking the garden and a larger than average galley style kitchen with lots of work surface and cupboard space. Upstairs there are two double bedrooms, one with fitted wardrobes, a good sized third bedroom and the family bathroom. On the second floor, the spacious loft has been converted to create a large principal bedroom with en-suite shower room and WC.

Externally, the front has an attractive arched storm porch, a paved driveway offering off street parking for two cars and side access to the rear. The back garden extends to approx. 75ft, is mainly laid to lawn and has a southerly aspect. Mature trees and shrubs surround the lawn and a decked area off the conservatory is ideal for relaxing and dining. To the end of the garden, there is a large patio area offering a substantial shed and a further garden shed plus convenient gated rear access.

In summary, this is a home which will provide families and commuters with a choice of well-regarded schools including Malden Parochial and Richard Challenor and easy access into central London via road and rail. A local parade of shops with a choice of restaurants is within walking distance, whilst Worcester Park high street is just over half a mile away and offers a further range of shops, bars and eateries.



## ACCOMMODATION

Entrance Hall

Living Room - 12' x 11'6" max (3.66m x 3.5m max)

Dining Room - 12' x 9'5" max (3.66m x 2.87m max)

Kitchen - 11'5" x 8'5" max (3.48m x 2.57m max)

Conservatory - 12'3" x 8'4" max (3.73m x 2.54m max)

Bedroom - 12'3" x 11'5" max (3.73m x 3.48m max)

Bedroom - 11'8" x 11'7" max (3.56m x 3.53m max)

Bedroom - 8'2" x 7'9" max (2.5m x 2.36m max)

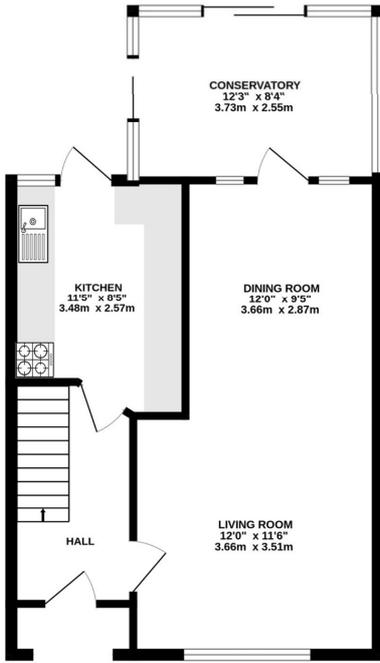
Bathroom - 7' x 6'2" max (2.13m x 1.88m max)

Bedroom - 20' x 12'9" max (6.1m x 3.89m max)

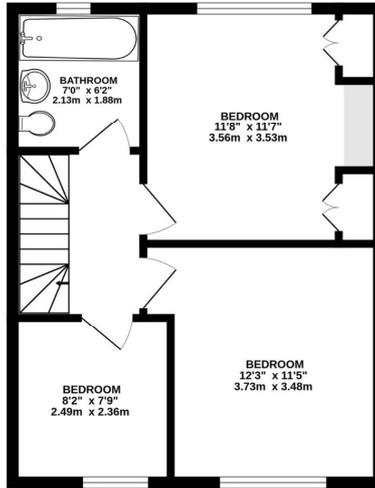
En-Suite Shower/WC

Garden - Approx. 75ft

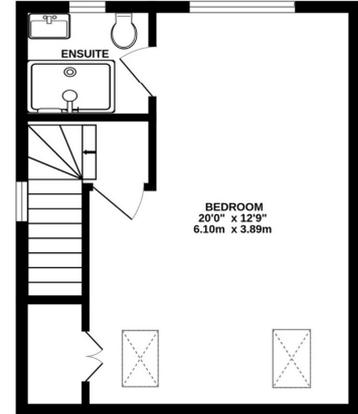
**Idmiston Square, Worcester Park KT4 7SX**  
 INTERNAL FLOOR AREA (APPROX.) 1290 sq ft/ 120.0 sq m  
 Garden extends to 75' (22.86m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.

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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

