



**MORTIMER CRESCENT, WORCESTER PARK, SURREY, KT4
OIEO £885,000 FREEHOLD**

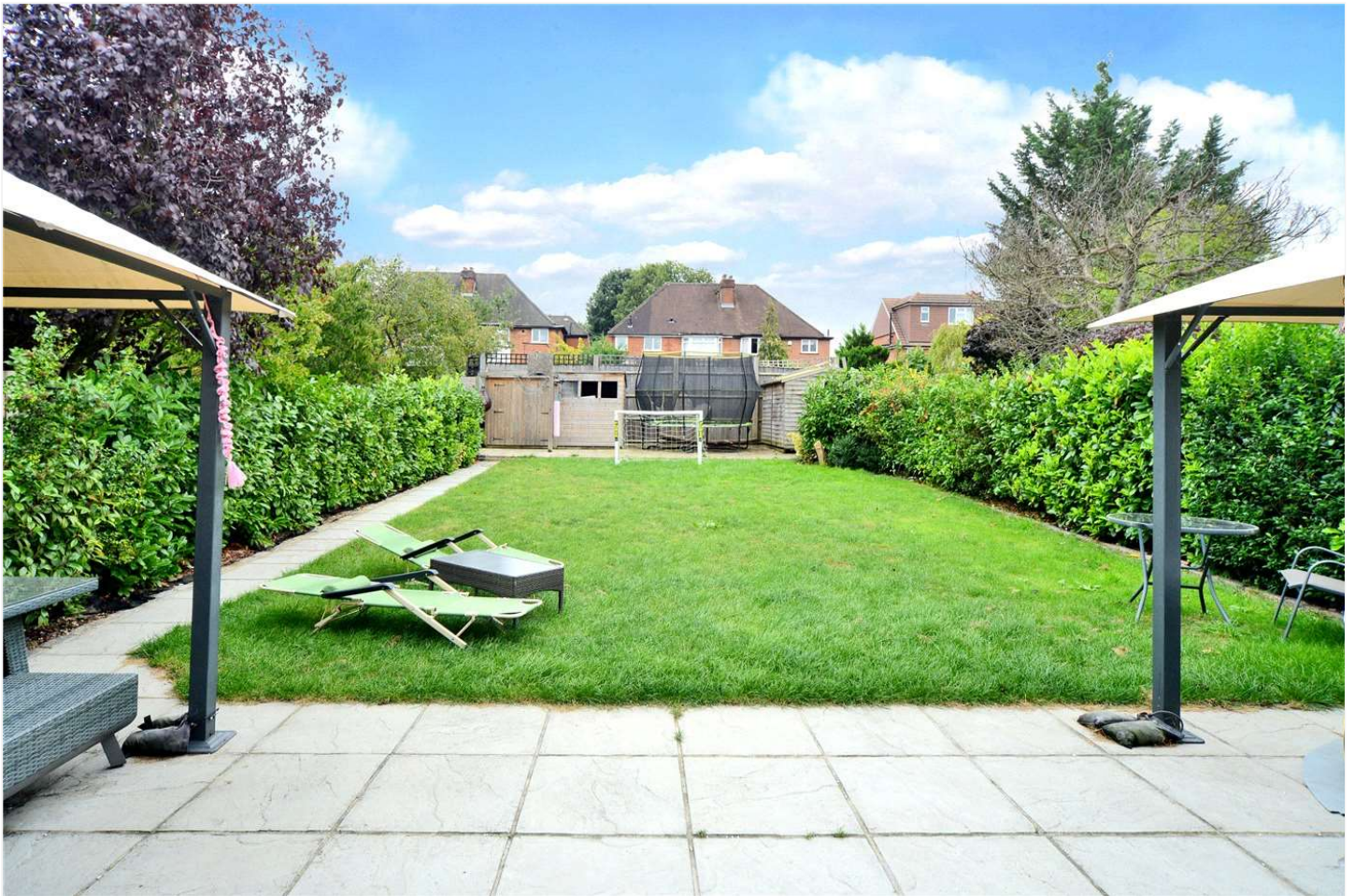
**A LOVELY FAMILY HOME FEATURING A STUNNING,
OPEN PLAN KITCHEN/DINING/FAMILY AREA,
OVERLOOKING THE GARDEN**

Winkworth

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AT A GLANCE

- Five Bedrooms
- Family Bathroom
- Two Shower Rooms
- Front Sitting Room
- Superb Kitchen/Living/
Dining Room
- Bi-Folding Doors to
Garden
- Off Street Parking
- Garage
- Approx. 76ft Garden
- Close to Trains and
Schools
- Council Tax Band E
- EPC Rating E

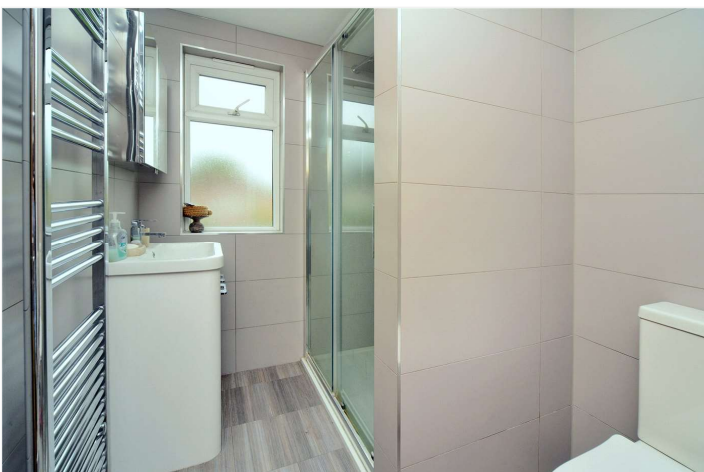
DESCRIPTION

An extended five bedroom, three bathroom family home featuring a large, modern kitchen/living/dining room with bi-folding doors opening onto the circa 76ft rear garden. A separate sitting room at the front of the house plus a family bathroom and two shower rooms provide convenience and space for the larger family.

The accommodation on the ground floor includes the front reception room (currently utilised as a bedroom), a useful downstairs shower/WC and the spacious living/dining area with its superb open-plan kitchen featuring integrated appliances and lots of natural light from skylights and windows overlooking the garden. Upstairs on the first floor there are two well proportioned double bedrooms, a third good sized single bedroom and the family bathroom. A further two double bedrooms are located on the second floor along with an additional shower room/WC.

Externally, the drive offers plenty of off-street parking plus access to the garage, whilst the back garden is a good size and attractively laid to lawn and patio with surrounding mature planting providing interest and privacy.

In summary, the house presents the ideal opportunity for those seeking a home in an attractive, tree-lined road within easy reach of amenities including well-regarded local schools and trains into central London from Worcester Park, Tolworth and Malden Manor.



ACCOMMODATION

Entrance Hall

Living/Dining Room/Kitchen - 26'4" x 21'6" max (8.03m x 6.55m max)

Utility Room

Shower Room/WC

Front Sitting Room - 15'9" x 12'2" max (4.8m x 3.7m max)

Bedroom - 15' x 11'11" max (4.57m x 3.63m max)

Bedroom - 14' x 12' max (4.27m x 3.66m max)

Bedroom - 8'1" x 6'8" max (2.46m x 2.03m max)

Family Bathroom - 8'9" x 8' max (2.67m x 2.44m max)

Bedroom - 12'4" x 10'9" max (3.76m x 3.28m max)

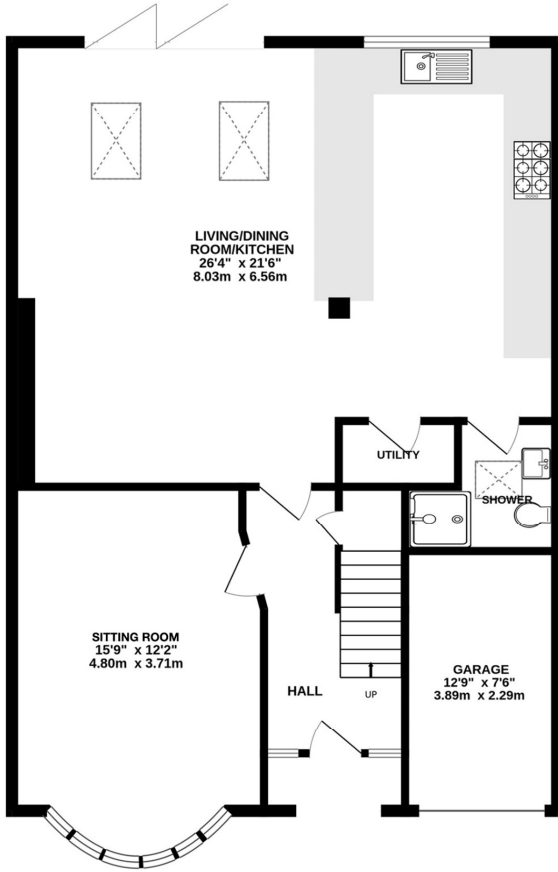
Bedroom - 16'2" x 6'9" max (4.93m x 2.06m max)

Shower Room/WC

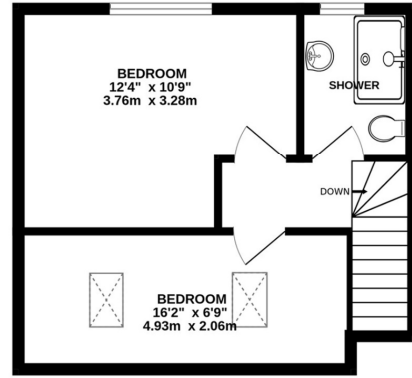
Garage - 12'9" x 7'6" max (3.89m x 2.29m max)

Garden - Approx. 76ft

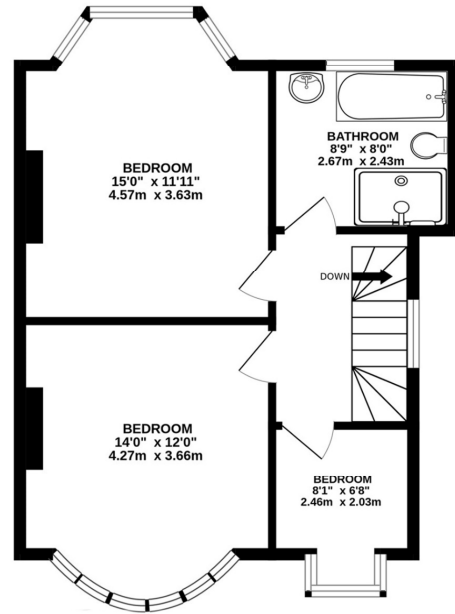
Mortimer Crescent, Worcester Park KT4 7QW
 INTERNAL FLOOR AREA (APPROX.) 1830 sq ft/ 170.0 sq m
 Garden extends to 76' (23.16m) approx.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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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+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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