



HILL CRESCENT, WORCESTER PARK, KT4
£625,000 FREEHOLD

**A WELL PRESENTED SEMI-DETACHED FAMILY HOME
FEATURING A SPACIOUS GROUND FLOOR EXTENSION AND
A LOCATION CLOSE TO SCHOOLS AND TRANSPORT LINKS**



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AT A GLANCE

- 3 Bedrooms
- Entrance Hall
- Living Room
- Dining Room/Kitchen
- Downstairs WC
- Family Shower Room
- Manageable Rear Garden
- Off Street Parking
- Well-Regarded Local Schools
- Zone 4 Station at Worcester Park
- Council Tax Band E
- EPC Rating E

DESCRIPTION

An extended, semi-detached family home set in a tree lined cul-de-sac within reach of both Worcester Park and North Cheam town centres. The location is ideal for families, with the borough offering well-regarded education facilities including grammar schools at Cheam and Sutton. Trains into central London are available from Worcester Park Zone 4 station and Morden Underground, whilst local bus routes link the area to Cheam, Sutton, Morden and Kingston.

Features on the ground floor include an attractive bay fronted reception room and a thoughtfully extended and very well-presented dining room open plan to the kitchen. There is also a useful downstairs WC. Upstairs there are two double bedrooms, a single bedroom with attractive bay window and a spacious family shower room.

Outside, the rear garden is high fence enclosed for privacy and mainly laid to lawn. A wide area of patio is set immediately off the back of the house and is accessed through French doors from the kitchen/dining area. To the front, the driveway provides off street parking.



ACCOMMODATION

Entrance Porch

Entrance Hall

Living Room - 17'6" x 11'10" (5.33m x 3.6m)

Dining Room/Kitchen - 28'5" x 10'4" (8.66m x 3.15m)

Bedroom 1 - 14'4" x 11'3" (4.37m x 3.43m)

Bedroom 2 - 12'6" x 11'3" (3.8m x 3.43m)

Bedroom 3 - 7'8" x 7' (2.34m x 2.13m)

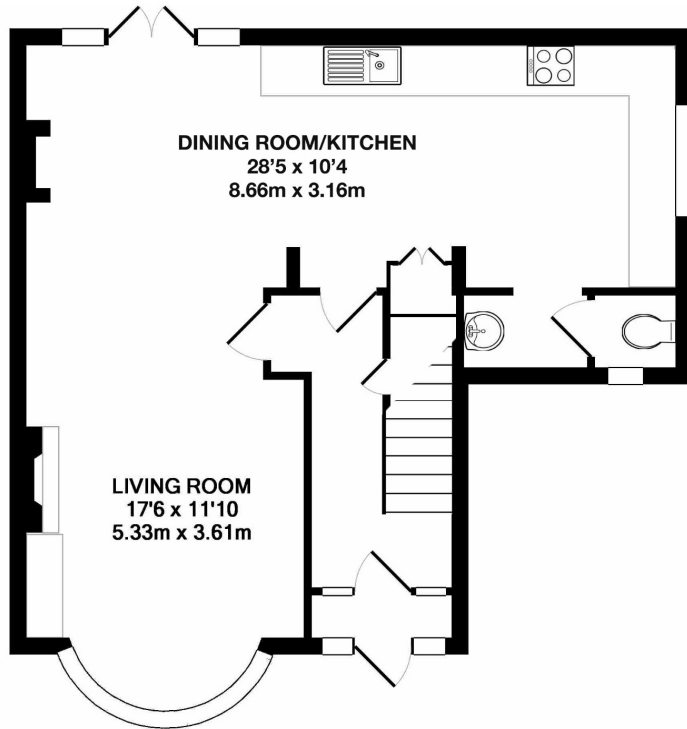
Family Shower Room - 9'1" x 7' (2.77m x 2.13m)

Garden - Approx. 35ft

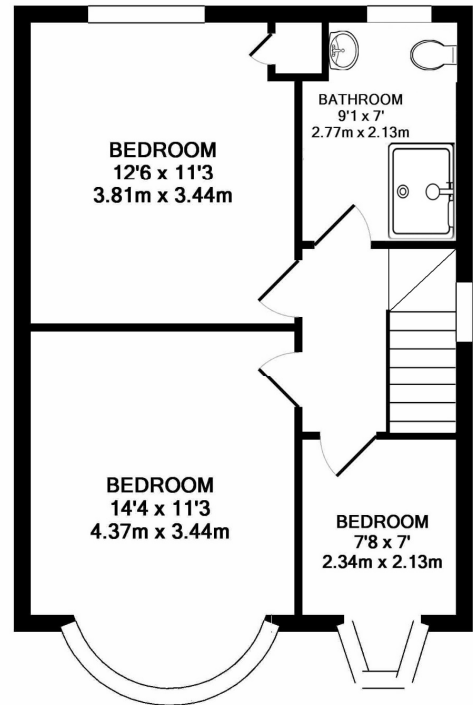
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INTERNAL FLOOR AREA (APPROX.) 1058 sq ft/ 98.3 sq m

Garden extends to 35' (10.67m) approximately



GROUND FLOOR



FIRST FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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