



MORTIMER CRESCENT, WORCESTER PARK, SURREY, KT4
£685,000 FREEHOLD

A VERY WELL-PRESENTED FAMILY HOME FEATURING SPACIOUS ROOM SIZES THROUGHOUT, A 90FT APPROX. SOUTHERLY ASPECT REAR GARDEN AND POTENTIAL TO EXTEND STPP

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AT A GLANCE

- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Cloakroom/WC
- Bathroom
- Separate WC
- Garden approx. 90ft
- Fully Boarded Loft Space
- Off Street Parking
- Garage
- Council Tax Band E
- EPC Rating D

DESCRIPTION

A very well presented, three bedroom semi-detached family home featuring spacious room sizes throughout, a beautiful circa 90ft rear garden and a location within easy reach of Worcester Park town centre with its Zone 4 train station and numerous shops, restaurants and amenities. Tolworth, Malden Manor and Stoneleigh rail stations are also easily accessible as are several well-regarded schools such as Riverview CofE Primary and Nursery, West Ewell Primary School and Nursery and Richard Challenor School.

The accommodation on the ground floor consists of a useful storm porch, an entrance hall with downstairs WC, a spacious kitchen with a door leading to the side access, a dining room with feature fireplace and bay window and a living room overlooking the rear garden with double doors onto the decking area and a feature fireplace. Upstairs, there are two double bedrooms, both with fitted wardrobes, a generous sized single bedroom, and a family bathroom with separate WC.

Externally, the beautifully kept, Southerly aspect rear garden includes a large patio and decking area ideal for outside dining and socialising and is surrounded by mature trees and shrubs offering privacy. To the front, there is a driveway providing off street parking for several cars and access to the garage.

The property offers scope for extension subject to the usual planning consents.



ACCOMMODATION

Entrance Hall

Living Room - 15'3" x 11'8" max (4.65m x 3.56m max)

Dining Room - 14'10" x 11'11" max (4.52m x 3.63m max)

Kitchen - 14'3" x 8'8" max (4.34m x 2.64m max)

Cloakroom/WC

Bedroom - 13'9" x 12' max (4.2m x 3.66m max)

Bedroom - 14'10" x 11'11" max (4.52m x 3.63m max)

Bedroom - 9'2" x 6'8" max (2.8m x 2.03m max)

Bathroom - 8'1" x 5'9" max (2.46m x 1.75m max)

Separate WC

Garden - Approx. 90ft

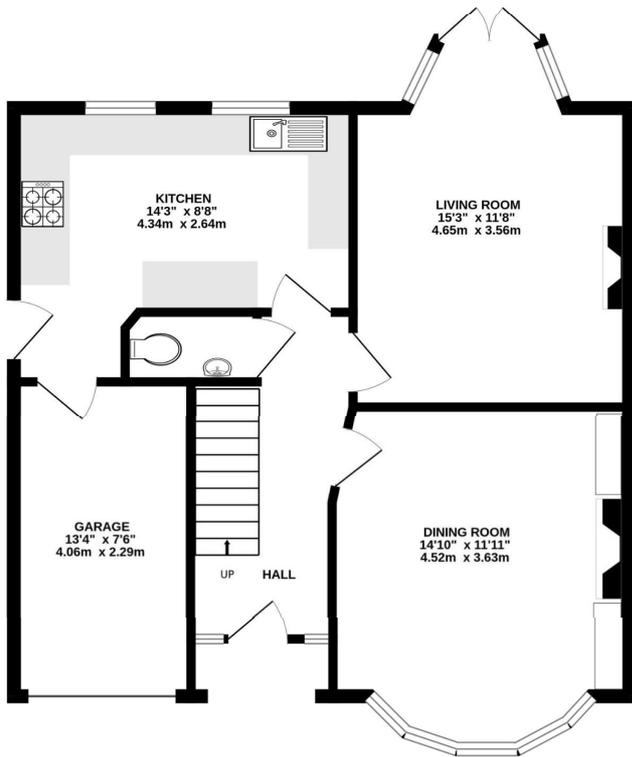
Off Street Parking

Garage - 13'4" x 7'6" max (4.06m x 2.29m max)

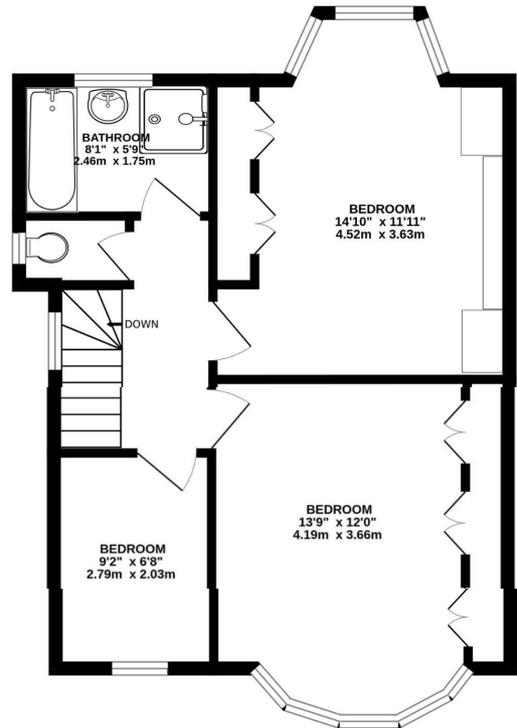
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INTERNAL FLOOR AREA (APPROX.) 1205 sq ft/ 112.0 sq m

Garden extends to 90' (27.43m) approx.



GROUND FLOOR



FIRST FLOOR

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	

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