



**MANOR DRIVE NORTH, WORCESTER PARK, SURREY, KT4**  
**£675,000 FREEHOLD**

**A DETACHED FAMILY HOME WITHIN EASY REACH OF  
MALDEN MANOR STATION AND WELL REGARDED SCHOOLS**

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## AT A GLANCE

- No Onward Chain
- Detached Family Home
- Approx. 0.1miles walk from Malden Manor Station
- Approx. 0.7miles from Worcester Park Train Station
- Three Spacious Bedrooms
- Two Well-Proportioned Reception Rooms
- Kitchen/Breakfast Room
- Downstairs Cloakroom/WC
- Family Bathroom
- Garden circa 73ft
- Detached Garage
- Outside Store
- Scope for Extension STPP

## DESCRIPTION

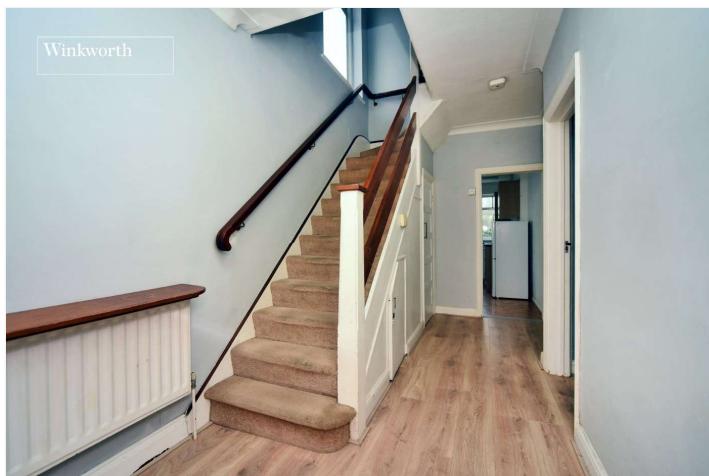
Situated within easy reach of Malden Manor train station, this desirable detached family home offers spacious room sizes, potential to extend and renovate subject to the usual planning consents and a circa 73ft rear garden.

The accommodation comprises a vast entrance hall with porch, two large reception rooms, a good-sized kitchen-breakfast room, a downstairs cloakroom/WC, two well-proportioned double bedrooms, a third single bedroom and the family bathroom. Other features include a bay window to the frontage and fitted wardrobes to both double bedrooms.

Externally, a generous 73ft rear garden offers an excellent balance of outdoor living and privacy. The garden features a patio area, ideal for entertaining or alfresco dining, leading onto a large lawn suitable for families and keen gardeners alike. High perimeter fencing provides a secluded feel throughout. To front of the property, there is a driveway which leads to the side of the property and gives access via a gated entrance to a detached garage, offering further parking or storage.

Locally, the property is set close to a variety of well-regarded schools including Richard Challenor, Malden Parochial CofE Primary School and Malden Manor Primary and Nursery School. Worcester Park high street provides a variety of restaurants, shops and local amenities whilst Malden Manor and Old Malden parade provide a range of convenience shops. Commuters will have the choice of Malden Manor station which is approx. 0.1miles from the property and Worcester Park train station approx. 0.7miles walk, plus a variety of bus routes towards Kingston, Sutton and Heathrow.

No onward chain.



## ACCOMMODATION

**Entrance Hall**

**Cloakroom/WC**

**Kitchen/Breakfast Room** - 14'10" x 7'6" max (4.52m x 2.29m max)

**Living Room** - 15'11" x 12' max (4.85m x 3.66m max)

**Dining Room** - 15' x 11'1" max (4.57m x 3.38m max)

**Bedroom** - 16'6" x 11'7" max (5.03m x 3.53m max)

**Bedroom** - 15'1" x 10'8" max (4.6m x 3.25m max)

**Bedroom** - 8'11" x 7'2" max (2.72m x 2.18m max)

**Family Bathroom** - 8'8" x 8' max (2.64m x 2.44m max)

**Garden** - Approx. 73ft

**Garage** - 15'7" x 8'6" max (4.75m x 2.6m max)

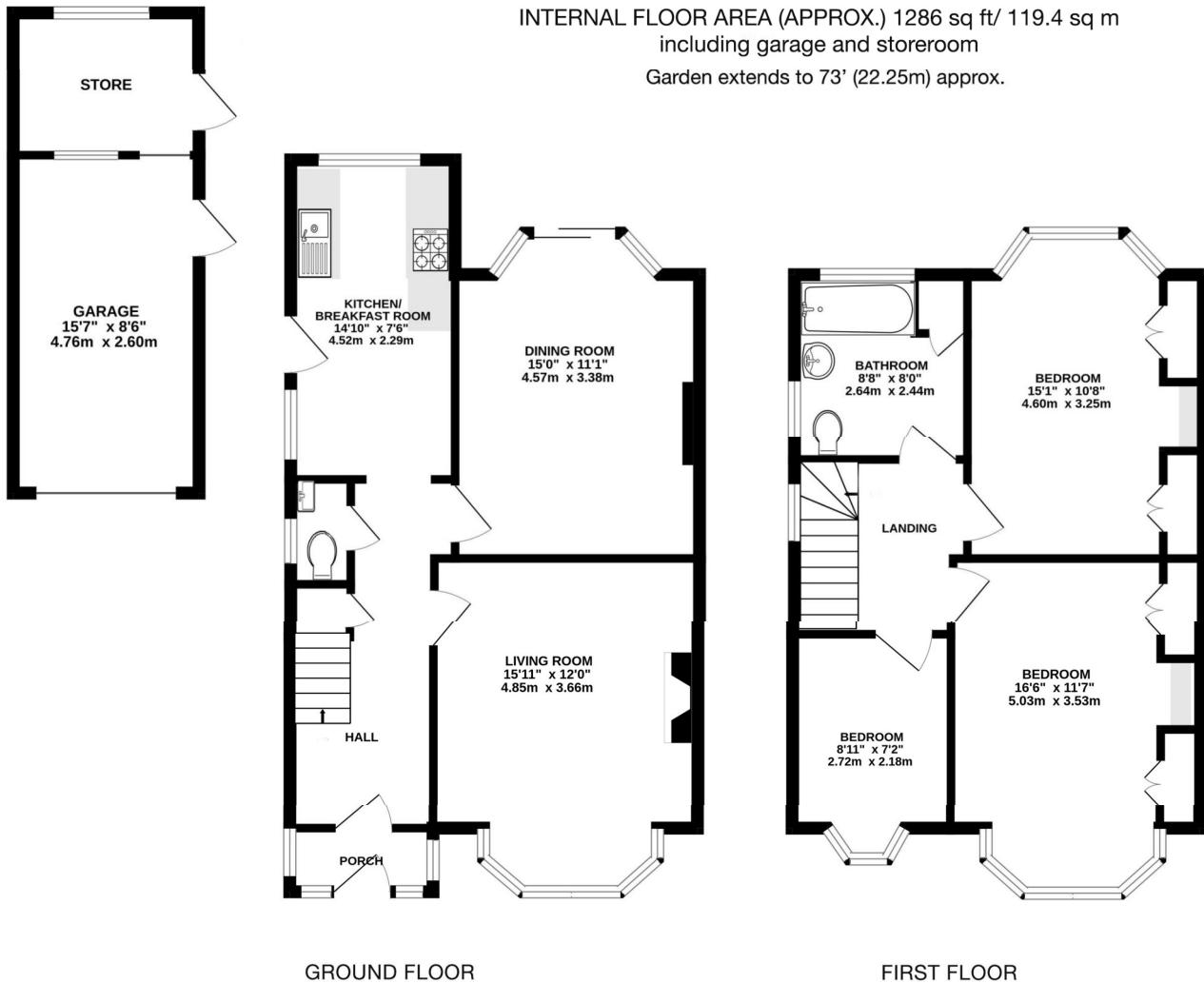


## Manor Drive North, Worcester Park KT4 7RT

INTERNAL FLOOR AREA (APPROX.) 1286 sq ft/ 119.4 sq m

including garage and storeroom

Garden extends to 73' (22.25m) approx.



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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