

**MENDIP CLOSE, WORCESTER PARK, KT4**  
**£535,000 FREEHOLD**

**A RECENTLY REFURBISHED THREE BEDROOM FAMILY HOME  
FEATURING A STUNNING OPEN-PLAN KITCHEN/LIVING  
ROOM/DINING ROOM AND A SOUTH WESTERLY ASPECT REAR  
GARDEN**



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## AT A GLANCE

- No Onward Chain
- Recently Refurbished Family Home
- 3 Bedrooms
- Stunning Open-Plan Living Room/Dining Room
- Kitchen with Island
- Modern Fitted Bathroom
- Fitted Wardrobes
- Outside Store Cupboard
- South Westerly Aspect Rear Garden
- Allocated Parking Space
- EPC Rating C
- Council Tax Band E

## DESCRIPTION

This recently refurbished three bedroom property features stunning open-plan living space, two allocated parking spaces and a pretty south westerly aspect rear garden.

The location is perfect for both commuters and families with Worcester Park train station offering fast and frequent services to London and local bus routes providing links to Cheam, Sutton, Kingston-upon-Thames and Morden with its Northern Line tube station. Education in the area is highly regarded and includes grammar schools in the borough. Local schools include Dorchester Primary School and St Cecilia's Primary School.

The accommodation comprises a truly stunning kitchen featuring marble counter tops, a large island, and high-tech appliances, an open-plan living room/dining room with bi-folding doors overlooking the rear garden, a useful downstairs WC, bespoke fitted under stairs cupboards, three well-proportioned bedrooms and a modern family bathroom.

Externally, to the front there is an allocated parking space and a store cupboard whilst to the rear, the property benefits from a well-kept garden including a patio area, a storage shed, an access gate and a further allocated parking space. A particular feature is the proximity to Dorchester Road Recreation Ground, which provides fantastic views of parkland.



## ACCOMMODATION

**Living Room/Dining Room** - 14'11" x 14'4" Max (4.55m x 4.37m Max)

**Kitchen** - 12'2" x 10'8" Max (3.7m x 3.25m Max)

**Downstairs WC**

**Bedroom** - 14'7" x 9'1" Max (4.45m x 2.77m Max)

**Bedroom** - 12'7" x 7'11" Max (3.84m x 2.41m Max)

**Bedroom** - 9'11" x 6'5" Max (3.02m x 1.96m Max)

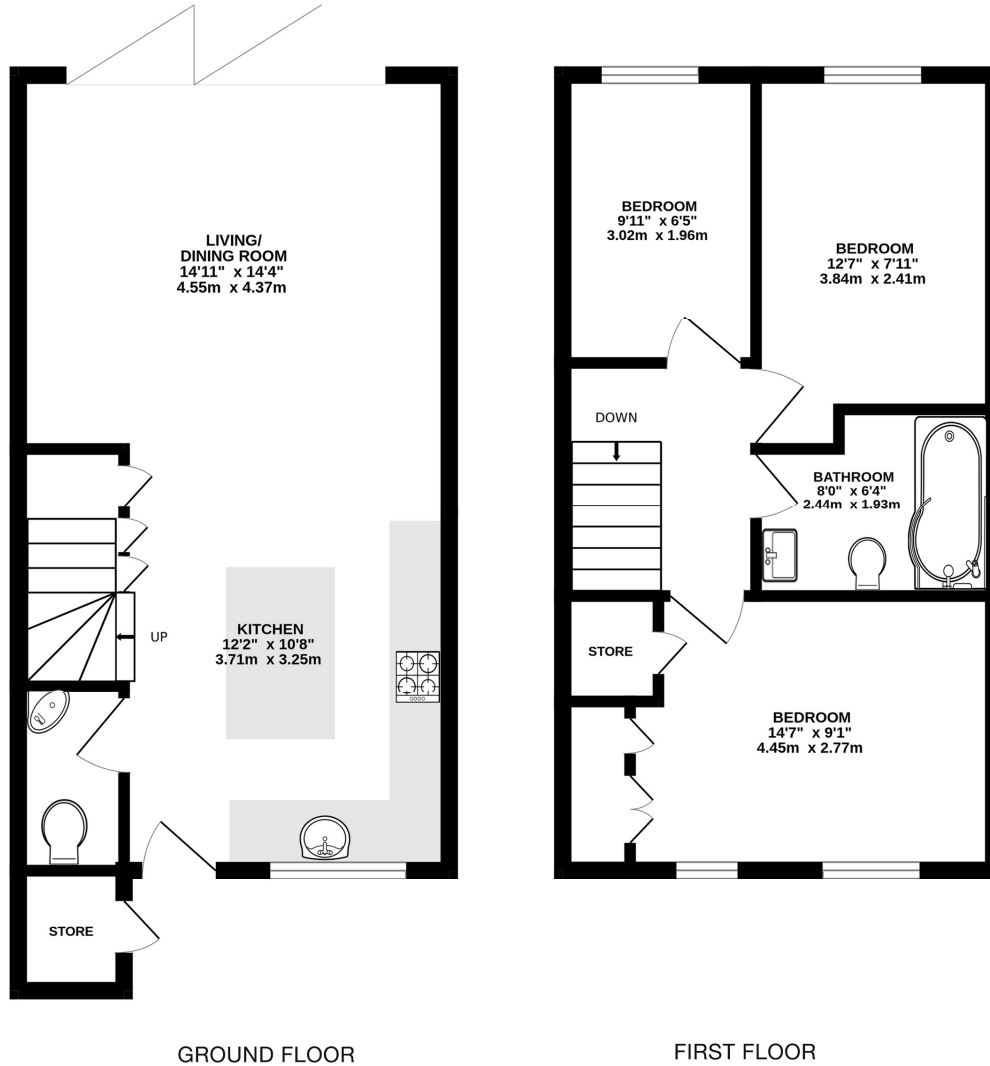
**Bathroom** - 8' x 6'4" Max (2.44m x 1.93m Max)

**Fitted Wardrobes**

**Storage Cupboard**

**Rear Garden**

**Mendip Close, Worcester Park KT4 8LP**  
 INTERNAL FLOOR AREA (APPROX.) 818 sq ft/ 76.0 sq m  
 Garden extends to 35' (10.67m) approx.



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 © 2025.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</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	

