



## HILL CRESCENT, WORCESTER PARK, KT4

**£675,000 FREEHOLD**

**AN APPEALING THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN A QUIET RESIDENTIAL ROAD FEATURING A 100FT APPROX REAR GARDEN AND SCOPE FOR EXTENSION STPP**

**Winkworth**

Worcester Park Office | 020 8335 5555 | worcesterpark@winkworth.co.uk

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## AT A GLANCE

- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Cloakroom/WC
- Utility/Lean-To
- Bathroom
- Garden approx. 100ft
- Off Street Parking
- Council Tax E
- EPC Rating D

## DESCRIPTION

This appealing, three bedroom semi-detached property is situated on a quiet residential cul-de-sac and offers significant scope for extension stpp and a 100ft approx. rear garden.

The property is within easy reach of Worcester Park and North Cheam, both offering a variety of shops, restaurants and amenities, including Worcester Park Zone 4 train station and bus routes to surrounding areas such as Morden Underground station. Local education in the area is high regarded and includes St Cecilia's Catholic Primary School, Cheam Park Farm Primary Academy and Cheam High School.

The accommodation on the ground floor consists of a spacious living room with bay window, a dining room with double doors onto the rear garden, downstairs WC and a galley kitchen with access to the utility/lean to and the store areas. Upstairs, there are two well-proportioned double bedrooms, a good sized third bedroom and a family bathroom with separate WC.

Externally, the rear garden is mostly laid to lawn with mature trees and shrubs and has a large patio area, whilst to the front a driveway provides ample off-street parking and gives access via the side to the rear garden.

The property offers significant scope for extension subject to the usual planning consents and requires modernisation throughout.

No onward chain.



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## ACCOMMODATION

### Entrance Hall

**Living Room** - 16'5" x 12'7" max (5m x 3.84m max)

**Dining Room** - 13'8" x 11' max (4.17m x 3.35m max)

**Kitchen** - 11' x 8' max (3.35m x 2.44m max)

### Cloakroom/WC

**Utility/Lean-To** - 11'2" x 10'4" max (3.4m x 3.15m max)

**Bedroom** - 16'10" x 11'9" max (5.13m x 3.58m max)

**Bedroom** - 13' x 10'9" max (3.96m x 3.28m max)

**Bedroom** - 9' x 7' max (2.74m x 2.13m max)

**Bathroom** - 8' x 6'7" max (2.44m x 2m max)

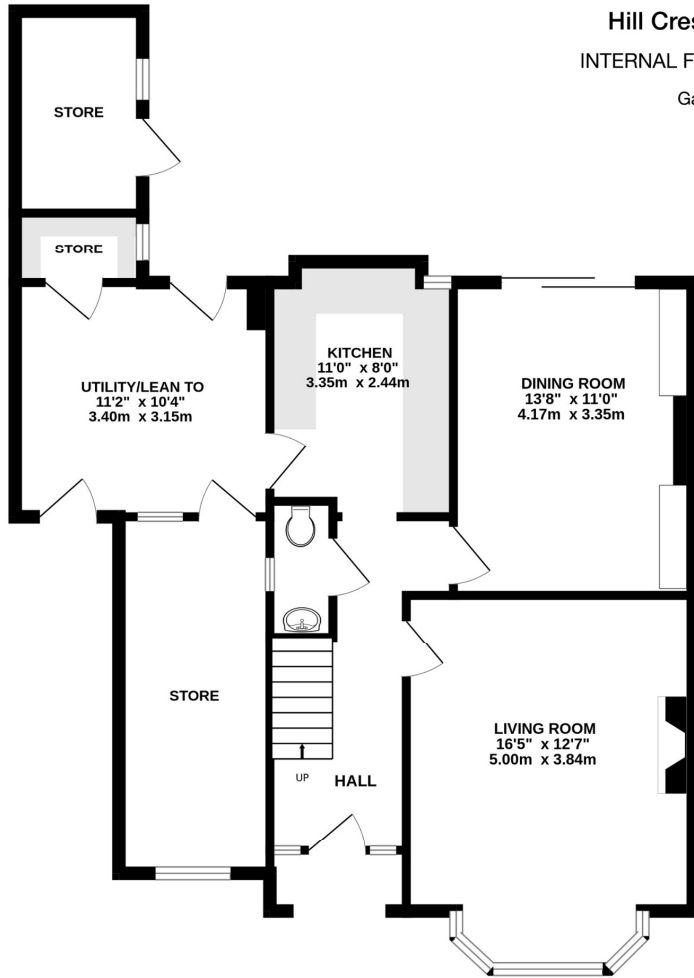
**Garden** - Approx. 100ft

**Off Street Parking**

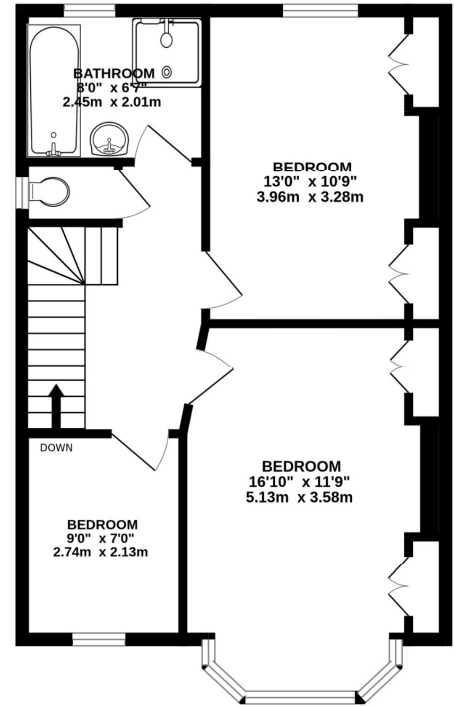
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INTERNAL FLOOR AREA (APPROX.) 1320 sq ft/ 122.6 sq m

Garden extends to 100' (30.48m) approx.



GROUND FLOOR



FIRST FLOOR



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 © 2024.

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+) <b>A</b>	
(81-91) <b>B</b>	<b>82</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>59</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

