



**MORTIMER CRESCENT, WORCESTER PARK, SURREY, KT4
OFFERS OVER £675,000 FREEHOLD**

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

Winkworth

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

winkworth.co.uk

See things differently



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.



Winkworth



Winkworth



Winkworth



Winkworth



Winkworth



Winkworth

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

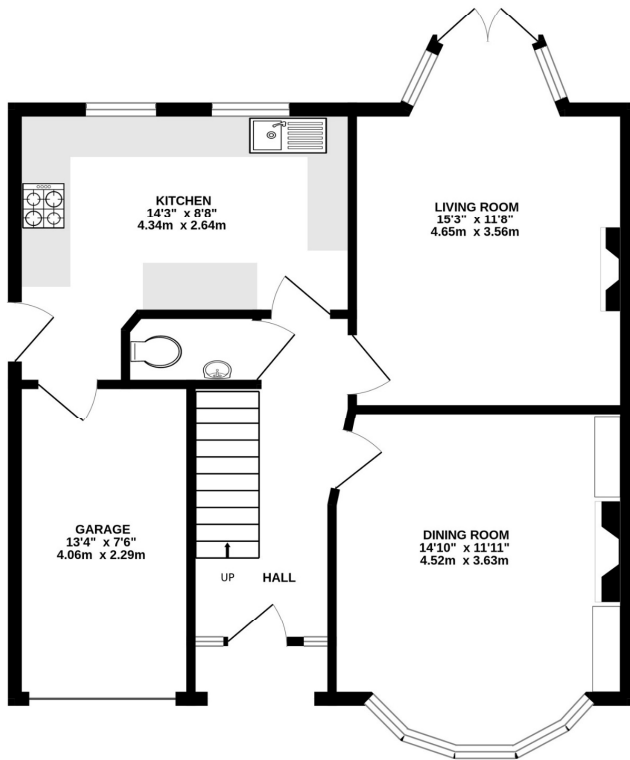
Off Street Parking

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

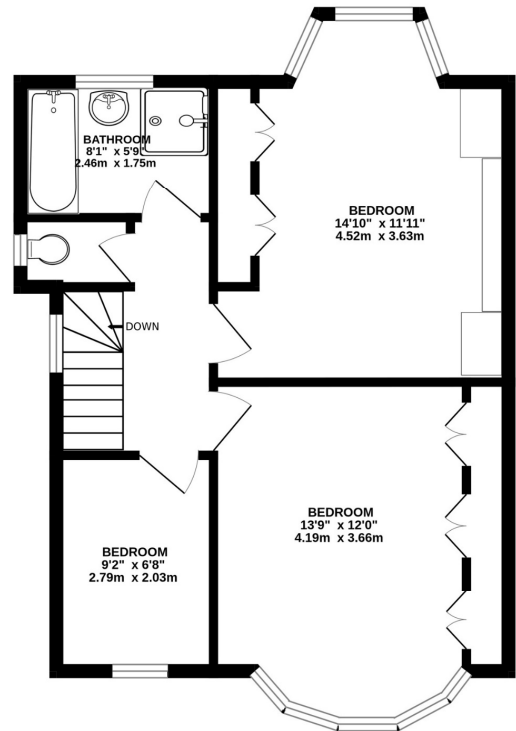
Mortimer Crescent, Worcester Park KT4 7QW

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

Garden extends to 90' (27.43m) approx.



GROUND FLOOR



FIRST FLOOR

Winkworth

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+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.