



KAYBRIDGE
RESIDENTIAL



Hill Crescent, Worcester Park, Surrey, KT4 8NB
Offers in excess of £650,000

Hill Crescent, Worcester Park, Surrey, KT4 8NB

- Three Bedroom Semi-Detached Family Home
 - Semi-Detached House
 - Outstanding Transport Links
 - Two Reception Rooms
 - Close To Great Local Schools
 - Garage & Driveway
 - Potential To Extend STPP

This stunning Three bedroom family home is situated on one of the most sought after roads in the area and close to top local schools and shops.

The property flows very well downstairs, The ground floor comprises of two reception rooms, the front room has the added benefit of fireplace to enjoy cosy nights in, a good size kitchen with doors will open onto the rear garden and large patio from the second reception room to the rear garden which is very secluded.

To the first floor are three generously proportioned bedrooms and a family bathroom. This property would suit any growing family looking for their forever home that is situated in a great residential area surrounded by leafy parks and





outstanding schools.

The property has a great potential to be extended STPP.

Local Area

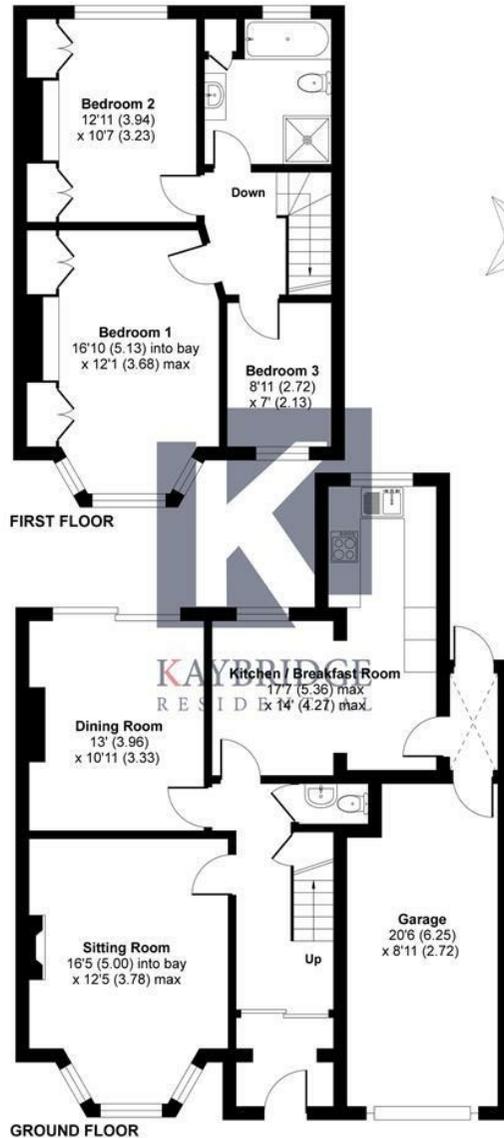
Worcester Park's attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Costa, Caffè Nero, Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and a diverse array of eateries to satisfy most culinary requests. Young families are attracted to Worcester Park's plethora of high performing schools and no less than seven parks including the vast and picturesque Nonsuch Park, formally the site of Henry VIII's Nonsuch Palace.



Hill Crescent, Worcester Park, KT4

Approximate Area = 1397 sq ft / 130 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Kaybridge Residential Ltd. REF: 753596

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |



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