



Mortimer Crescent, Worcester Park, Surrey, KT4 7QL
Asking price £700,000

Mortimer Crescent, Worcester Park, Surrey, KT4 7QL

- Four Bedroom Semi-Detached Family Home
 - Two Reception Rooms
 - Downstair Bedroom with Ensuite
- Within Catchment Area For Good Schools
 - Sought After Location
- Outstanding Transport Links
- Potential To Extend STPP

This stunning four 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 compromises of two reception rooms, the front room has the added benefit of fireplace to enjoy cozy nights in, a beautifully extended kitchen/diner which is great for entertaining and a office room / fourth bedroom with an en-suite shower room. French doors will open onto the 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.

Towards the front of the property sits a brick block driveway, whilst to the rear is a 60ft lawned garden.

To arrange a viewing please call on 0208 0040 474.

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.



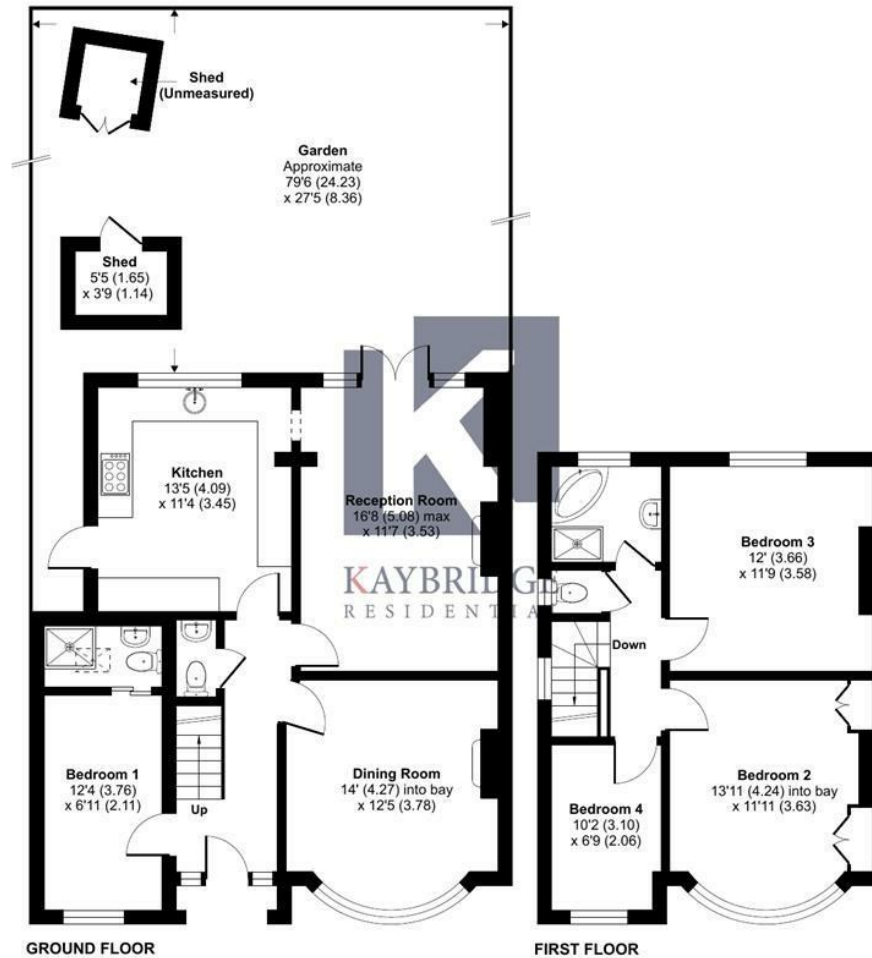
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Approximate Area = 1231 sq ft / 114.4 sq m (excludes shed)

Outbuilding = 20 sq ft / 2 sq m

Total = 1251 sq ft / 116 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2022. Produced for Kaybridge Residential Ltd. REF: 882183

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		
		79
		53
England & Wales		
EU Directive 2002/91/EC		
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		
EU Directive 2002/91/EC		



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