

Elmstead Gardens, Worcester Park, Surrey KT4 7BD
£650,000 Freehold

A magnificent, extended and luxuriously appointed, four bedroom end of terrace family home, set in this prime sought after residential road. The Mead Infant and Auriol Junior schools, local parks and amenities are all close by. Worcester Park town centre with its mainline station (Waterloo), is a short walk away. Front lounge, impressive luxury extended kitchen/dining/family room, utility room and cloakroom to the ground floor. Three bedrooms and luxury family bathroom to the first floor. Main bedroom with en suite shower room to the second floor. To the rear is a delightful West facing, mainly laid to lawn garden, with raised patio area, side access and garden shed/work shop. Front drive with off street parking. Viewing highly recommended. Exclusive to Browns Residential. E.P.C. Rating D.

ENTRANCE HALL:

Large storage cupboard.



LOUNGE:

13'10 x 11'10 (4.22m x 3.61m)

Bespoke fitted cupboards.



KITCHEN/DINING/FAMILY ROOM:

23' x 17'9 (7.01m x 5.41m)



KITCHEN/DINING/FAMILY ROOM: ALTERNATIVE VIEW:



ALTERNATIVE VIEW:



ALTERNATIVE VIEW:



UTILITY ROOM:



CLOAKROOM:



FIRST FLOOR LANDING:

BEDROOM TWO:

13'10 x 11'10 (4.22m x 3.61m)



BEDROOM THREE:

11'2 x 10'6 (3.40m x 3.20m)



BEDROOM FOUR:

6'11 x 5'11 (2.11m x 1.80m)



FAMILY BATHROOM:

7'3 x 7'3 (2.21m x 2.21m)



SECOND FLOOR LANDING:

BEDROOM ONE:

18'1 x 14'4 max (5.51m x 4.37m max)

Integral cupboards and eaves storage.



ALTERNATIVE VIEW:

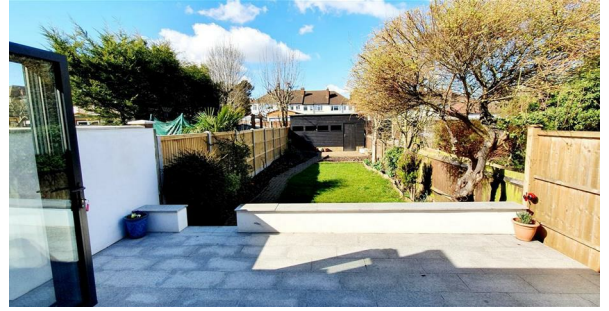


EN SUITE SHOWER ROOM:



WEST FACING REAR GARDEN:

Mainly laid to lawn, large raised patio area, garden shed/work shop, side access.



GARDEN: ALTERNATIVE VIEW:



REAR ELEVATION:



SHED/WORK SHOP:



FRONT GARDEN/DRIVE:

Off street parking.

PLEASE NOTE:

We are advised by our client that the tenure is Freehold. Any interested party must obtain confirmation of these facts from their Solicitor. The systems and appliances have not been tested by the agent. Please note that our room sizes are quoted in imperial and metric.

VIEWINGS:

Viewings strictly through:- BROWNS RESIDENTIAL 020 8330 7557.

ON THE INTERNET:

For complete property details please visit our web site www.brownsresidential.co.uk which is updated constantly.

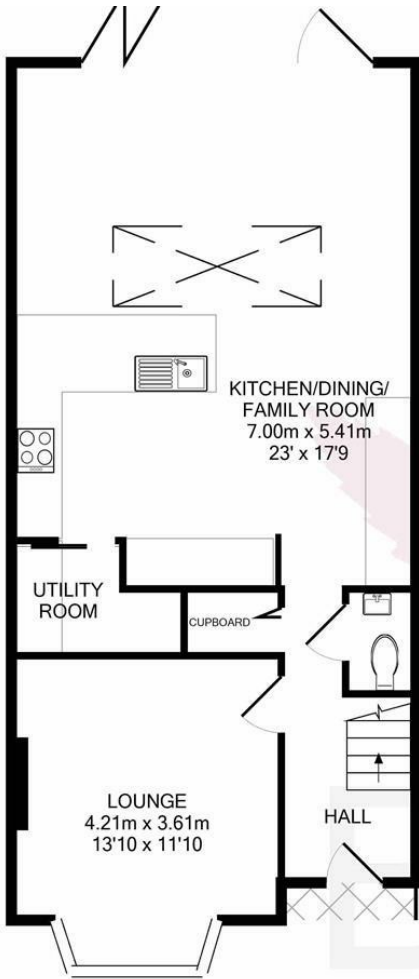
THINKING OF SELLING?:

To get the Browns team working for you simply ask for a free valuation and we'll do the rest. Call 020 8330 7557.

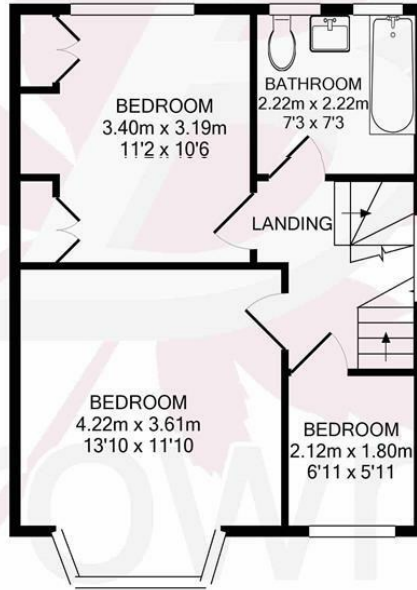
MORTGAGE ADVICE:



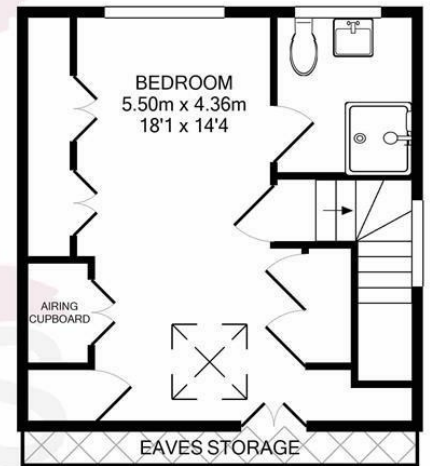
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Ground Floor
Approx. Floor
Area 61.9 Sq.M.
(666 Sq.Ft.)



1st Floor
Approx. Floor
Area 38.9 Sq.M.
(419 Sq.Ft.)



2nd Floor
Approx. Floor
Area 29.0 Sq.M.
(313 Sq.Ft.)

Total Approx. Floor Area 129.8 Sq.M. (1397 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			83
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			