



The Mount, Worcester Park

The PERSONAL Agent

# Guide Price £700,000

## Freehold

- Attractive semi detached house
- Enclosed entrance porch
- Traditional entrance hall and cloakroom
- Lounge, dining room and conservatory
- Stunning rear kitchen extension
- Three well proportioned bedrooms
- Modern family bathroom
- Secluded garden with expansive lawn
- Generous driveway and detached garage
- Prime position in sought after close

Occupying an enviable position in this sought after close, this beautifully appointed semi detached home features a superb rear kitchen extension and sits on a level, park like garden with a generous frontage, driveway, and detached garage. Moments from the open green spaces of Nonsuch Park and within easy reach of highly regarded local schools, it offers an exceptional blend of convenience, space, and lifestyle.

As soon as you step inside, the quality of the home is immediately apparent. Bright, well proportioned rooms create a comfortable flow throughout, complemented by a superb rear extension that maximises the outlook over the secluded, level garden. This home is sure to impress, with further scope to extend to the side or into the loft (STPP), making it a property that works beautifully for today while offering exciting potential for the future.

The living space consists of three well defined areas that complement one another beautifully. To the front, the lounge features a large bay window with wooden shutters and herringbone wood flooring, creating a warm and elegant



setting. This flows seamlessly into a formal dining area ideal for family meals and entertaining, with doors opening into a recently renovated conservatory that provides a peaceful spot to relax and enjoy views of the garden. From here, the space spills out onto a large paved sun terrace, perfect for outdoor dining and summer gatherings.

The generous kitchen/breakfast room has been thoughtfully designed, with high ceilings and large windows that flood the space with natural light, along with direct access to the garden. A downstairs cloakroom sits off the hallway, where stairs rise to the first floor landing.

Upstairs, there are three well proportioned bedrooms served by a generous family bathroom, fitted with a stylish four piece suite that creates a spa like environment for rest and rejuvenation.

Outside, the home continues to impress with an expansive lawn offering excellent privacy and seclusion. A large terrace provides an ideal setting for outdoor dining and relaxation, while additional features include a workshop and potting shed, along with gated access to the front garden and the detached garage accessed via an electric roller door.

Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport. There are a good choice of local schools for all ages including Cheam Common Infants and Juniors, Nonsuch Primary and High School for Girls and Sutton Grammar to name a few.

The property is within walking distance of both Stoneleigh and Worcester Park mainline rail stations with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports, making this property ideal for a commuter too.

Tenure - Freehold  
Council tax band - D



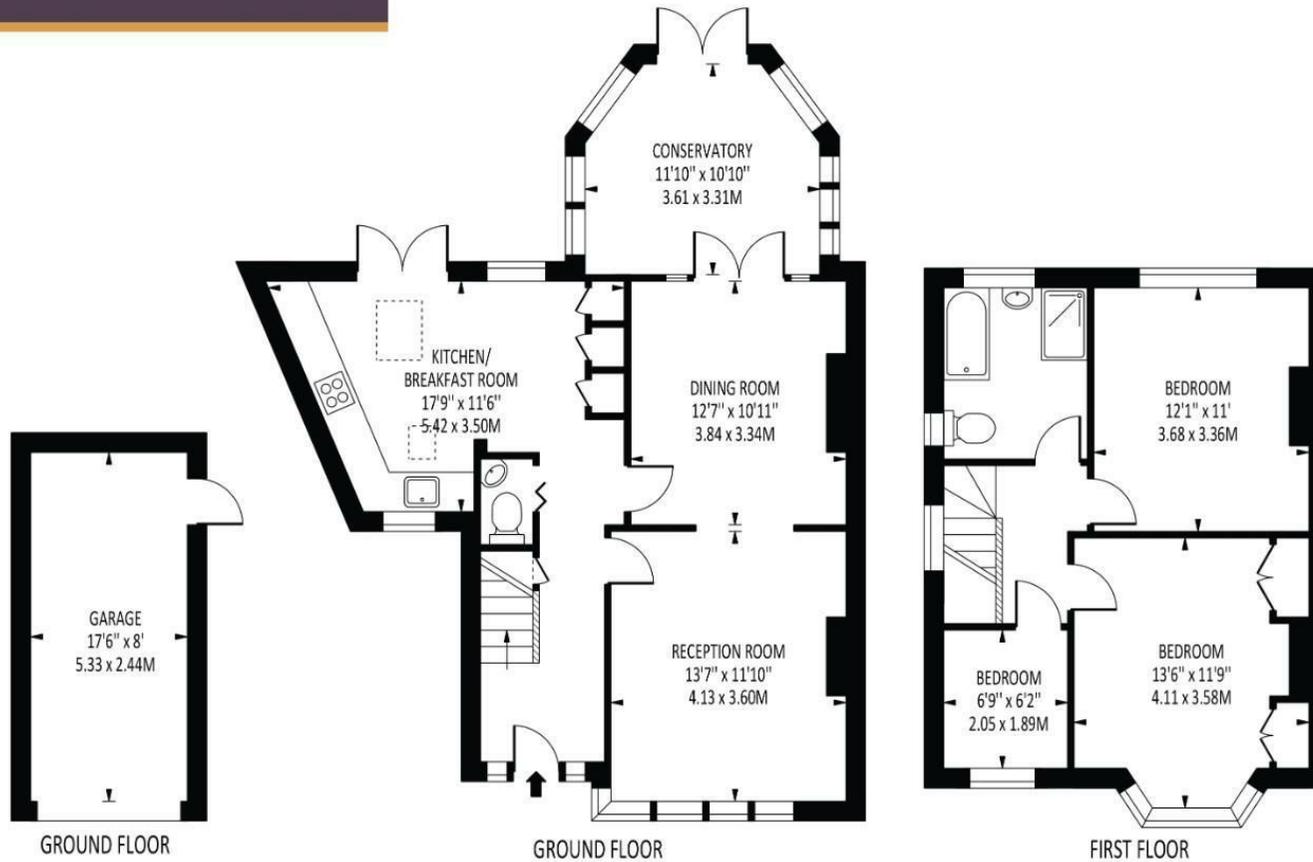


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### The Mount

Total Area: 1266 SQ FT • 117.62 SQ M  
 (Including Garage)  
 Garage Area : 140 SQ FT • 13.01 SQ M



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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**EPSOM OFFICE**

2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

**STONELEIGH/EWELL OFFICE**

62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

**BANSTEAD OFFICE**

141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333 699

**TADWORTH & KINGSWOOD OFFICE**

Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01737 814 900

**LETTINGS & MANAGEMENT**

157 High Street  
 Epsom, Surrey, KT19 8EW  
 01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
 Registered in England No. 4398817.



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