



Mortimer Crescent, Worcester Park

The **PERSONAL** Agent

Guide Price £625,000

Freehold

- Extremely well presented semi detached family home
- Three well proportioned bedrooms
- Modern Kitchen and Bathroom
- Two bright reception rooms
- Private and secluded rear garden
- Detached garden room/home office
- Off street parking for two cars
- Huge potential to extend STPP
- Viewing by appointment
- Vendor suited

The Personal Agent are delighted to welcome to the market this spacious and extremely well presented three-bedroom semi detached family home, situated on a quiet and popular residential road within the Worcester Park and Stoneleigh borders.

This beautifully presented three-bedroom family home offers well-balanced accommodation arranged over two floors and is presented in fantastic condition throughout.

The ground floor comprises a welcoming entrance hall with stairs to the first floor, leading through to a bright and comfortable reception room to the front of the property. To the rear, there is a separate dining room, ideal for entertaining and family living, with direct access to the garden. The fitted kitchen is thoughtfully laid out and provides ample storage and worktop space, with access to the rear garden.

Upstairs, the first floor offers three well-proportioned bedrooms.



The principal bedroom is a generous double, complemented by a further double bedroom and a third bedroom ideal as a child's room, home office or nursery. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from a private driveway to the front providing off-street parking. To the rear, there is a good-sized garden, ideal for outdoor dining and entertaining. The garden also features a detached garage along with a versatile outbuilding currently arranged as a studio and separate shed, offering excellent potential for a home office, gym or hobby space.

This is a superb home offering flexible living space, excellent additional outbuildings and a layout perfectly suited to modern family life, all presented in excellent decorative order.

Worcester Park offers a large choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, with Kingston just a short drive

away offering a more comprehensive range of shops. Worcester Park also offers great access to public transport.

Nearby Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally. Ewell is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure - Freehold.
Council Tax Band: E

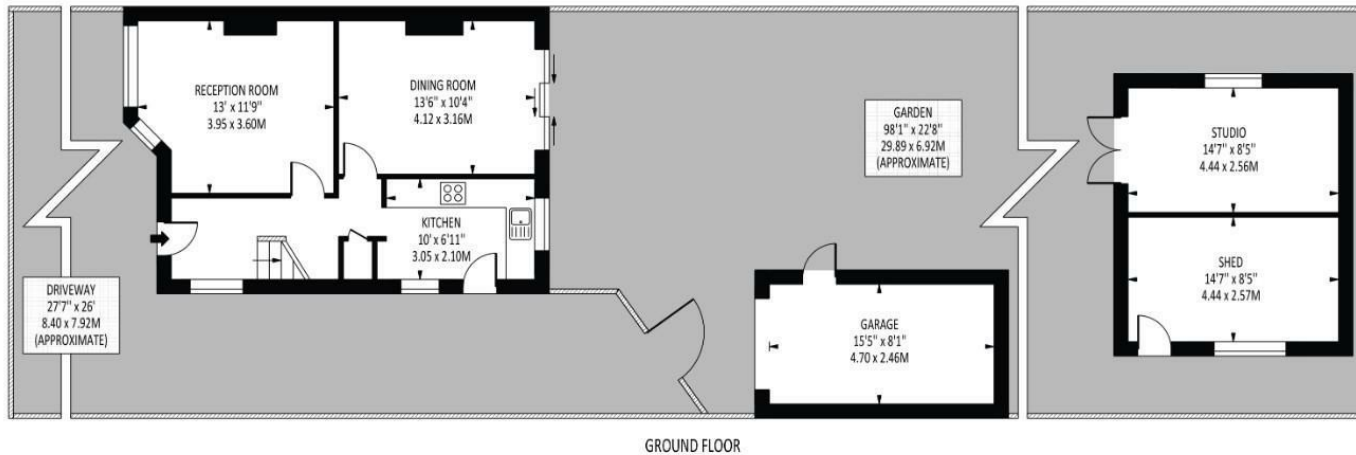
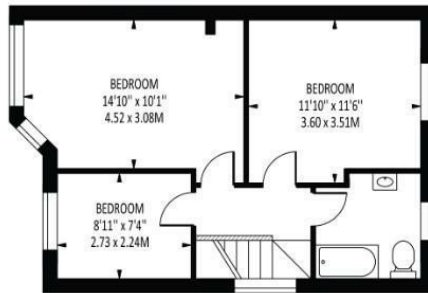




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Total Area: 1287 SQ FT • 119.57 SQ M
(Including Garage & Outbuilding)
Garage Area: 113 SQ FT • 10.54 SQ M
Outbuilding Area: 251 SQ FT • 23.32 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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		
	66	79
England & Wales		
	EU Directive 2002/91/EC	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

