



Salisbury Road, Worcester Park

The **PERSONAL** Agent

Offers In Excess Of £1,250,000 Freehold

- Five Double Bedrooms
- 29 x 21ft Kitchen / Dining / Living Space
- 17 x 13ft Lounge
- Study / Bedroom Five
- Three Bathrooms
- 3000 Sqft of Accommodation
- West Facing Garden Backing Woodland
- Walk to Station, Shops & Schools



Situated in one of Worcester Parks most highly sought after tree lined roads, within easy walking distance of local schools and Worcester Park railway station, is this truly stunning five double bedroom family home.

The property has been refurbished and extended to the highest standards, and now offers an enormous kitchen / dining / living space to the rear with oversized bi folding doors spanning the width of the property.

Further to the ground floor is a 17ft lounge with fireplace and the study / bedroom five with a contemporary ensuite shower room.

Upstairs are four further double bedrooms including the principal suite with a double aspect ensuite shower room, which is accessed via a separate ensuite dressing area.

The lavish family bathroom is well laid out with a large bath and a further walk in shower cubicle.

To the rear of the property an impressive terrace makes a perfect entertaining space between the kitchen / dining room and 100ft west facing garden. A gate at the end of the garden leads to privately owned woodland; a fantastic place for children to explore.

To the front of the property is Shadbolt Park, with its wide open green spaces and children's play area.

Early viewing highly recommended of this breath taking family home.

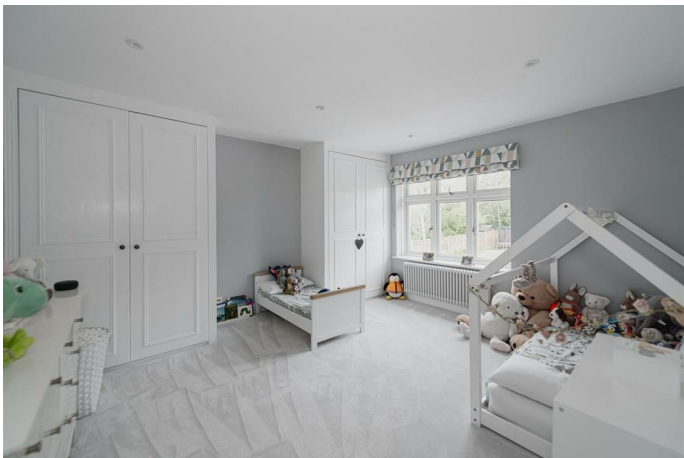
Worcester Park offers a large choice of amenities including a Waitrose, banks/building societies and other essential stores, as

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.

The property is within walking distance of Worcester Park mainline rail station 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.

There are also local bus routes nearby giving convenient access to Morden underground making this property ideal for commuters.

Tenure - Freehold
Council tax band - E





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	66	74
		EU Directive 2002/91/EC



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Total Area: 278.7 m² ... 3000 ft²

Total Area: 241.5 m² ... 2600 ft² (excluding eaves storage)

FOR ILLUSTRATIVE PURPOSES ONLY

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No responsibility is taken for any errors or omissions in measurement or plan of data shown.

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