



Mortimer Crescent, Worcester Park

The **PERSONAL** Agent

Offers In Excess Of £625,000 Freehold

- Three Bedroom Semi-Detached Home
- Bonus Loft Room
- Through Lounge/Diner
- Kitchen/Breakfast Room
- Driveway With Off Street Parking
- Integral Garage
- 84ft Rear Garden
- Close to Stations, Shops & Schools
- Highly Sought After Road
- No Ongoing Chain



The Personal Agent proudly presents this three bedroom semi detached family home offered to the market with no ongoing chain, and boasting one of the widest frontage in the road, with an extended kitchen breakfast room and bonus loft room. Situated in a highly sought after road on the borders of Worcester Park and Stoneleigh. With Tolworth and Worcester Park Stations close by with trains to London Waterloo in only 20 minutes.

With its fantastic local transport links and schools, this property would suit a family and commuter alike.

The property comprises an entrance hall with original stained glass windows, access to understairs storage which in turn leads to the garage, and doors to; Front aspect living room with shuttered bay windows, fitted shelving and feature fireplace recess, rear aspect dining room with patio doors opening to the

garden, fitted shelving, and a feature fireplace recess, Kitchen/breakfast room with a breakfast bar area and access to the garden, the kitchen comprises a range of eye and base level units with space for oven and other utilities, and a wall mounted boiler (2 years old).

On the first floor there are original stained glass windows to the side aspect, three bedrooms, two doubles with built-in storage and a single, all served by the family bathroom which offers both a bath and separate shower cubicle. There is also a bonus loft room which is boarded, carpeted and has power and lighting plus an opening roof window.

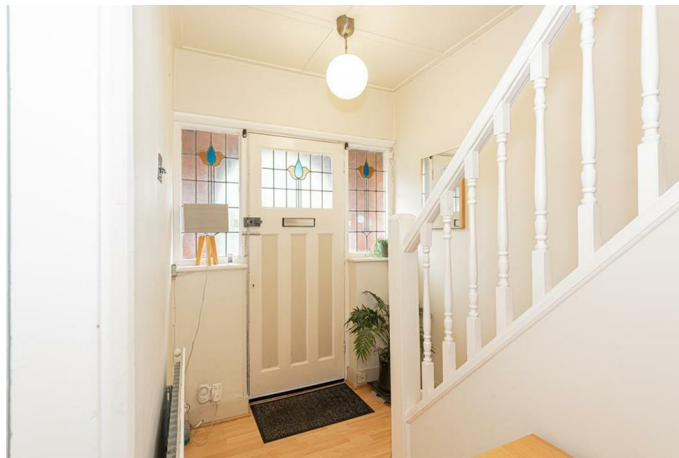
Outside to the front there is a driveway offering off street parking, with access to the integral garage. The rear garden measures approximately 84ft, with a paved terrace across the rear of the property, ideal for al fresco dining, with built-in planters to either side of the steps leading down the remainder

of the garden which is mainly laid to lawn.

Mortimer Crescent is situated in one of the more leafy parts of the area with ample parkland and sports facilities nearby, whilst within walking distance are Tolworth railway station and multiple bus routes. The nearby A3 provides direct road access to central London as well as links to the M25.

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.

Tenure: Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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