



The Mount, Worcester Park

The **PERSONAL** Agent

£750,000

Freehold

- Four Bedrooms
- Semi Detached
- Lounge / Dining Room
- Extended Kitchen
- Utility Room
- Large Conservatory
- 97ft Garden
- Cul de Sac Location



Situated in a sought after Cul de Sac on the border of Worcester Park and Stoneleigh is this extended four bedroom family home.

The property offers a bright and spacious lounge / dining room with double doors to a conservatory which spans the width of the house.

A charming farmhouse style kitchen has been doubled in size with an extension to the side and has a large utility room off it.

To the first floor are two very spacious double bedrooms and one single bedroom opposite a stylish and contemporary family bathroom.

The top floor is occupied by the impressive Master bedroom which has an ensuite shower room and a Juliette balcony with a stunning suburban view.

To the front of the property a brick block driveway provides parking for two cars and leads to a storage garage, while to the rear is a fantastic mature garden measuring 97ft in length.

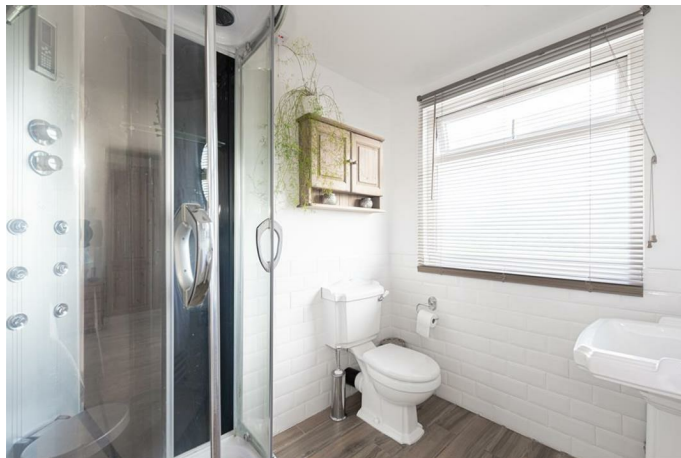
Early viewing essential. Sole agents.

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.

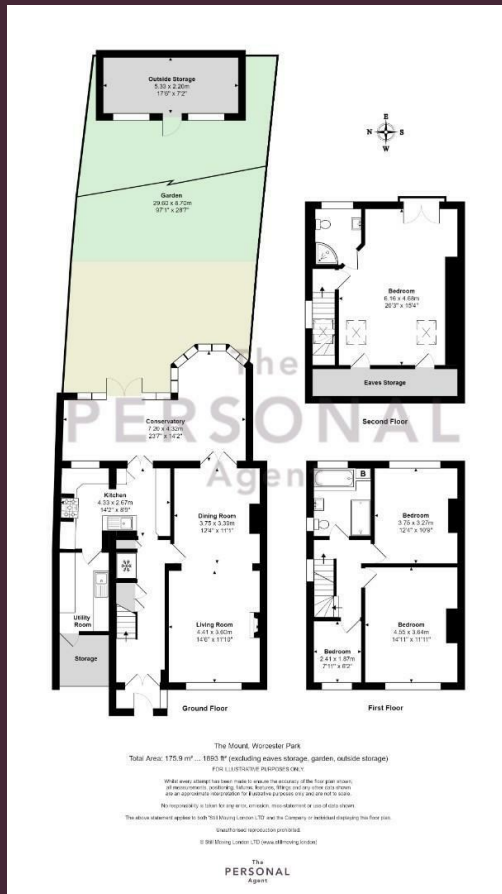
The property is within walking distance of Worcester Park mainline rail station with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

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			75
(55-68) D		54	
(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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