



**KAYBRIDGE**  
RESIDENTIAL



**The Mount, Worcester Park, Surrey, KT4 8UD**  
**Offers in the region of £675,000**

# The Mount, Worcester Park, Surrey, KT4 8UD

- Semi-Detached House
- Two Reception Rooms
- Cul-De-Sac Location
- In Close Proximity to Outstanding Schools and Stoneleigh Station
- Outstanding Transport Links
- Garage & Driveway
- Sought After Road
- Chain Free
- Potential To Extend STPP
- Off Street Parking for 3/4 cars

A really well presented three bedroom semi-detached family home with a huge potential to create a dream family home. The property located at the end of a cul-de-sac and is situated in the sought after KT4 area, The property situated between Worcester Park and Stoneleigh well located for access to Worcester Park or Stoneleigh station with its regular service to Waterloo in under thirty minutes, and choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

This chain Free three bedroom semi detached home offers an abundance of natural light and flexible accommodation. The downstairs accommodation comprises a sizable entrance hallway leading to the front reception room,





to the rear of the property is a spacious bright lounge/diner with double doors opening into a patio overlooking the secluded private rear garden. Furthermore, the kitchen is fitted with a range of mounted cabinetry and access to the rear garden. On the first floor there are two good size double bedrooms and a single bedroom, all benefiting from an bathroom with a separate W,C. Externally there is a private rear garden patio/lawn as well as driveway to the front, which provides parking for at least two/three cars and leads to a, large double garage.

Viewing highly recommended. Exclusive to Kaybridge Residential

#### **Local Area**

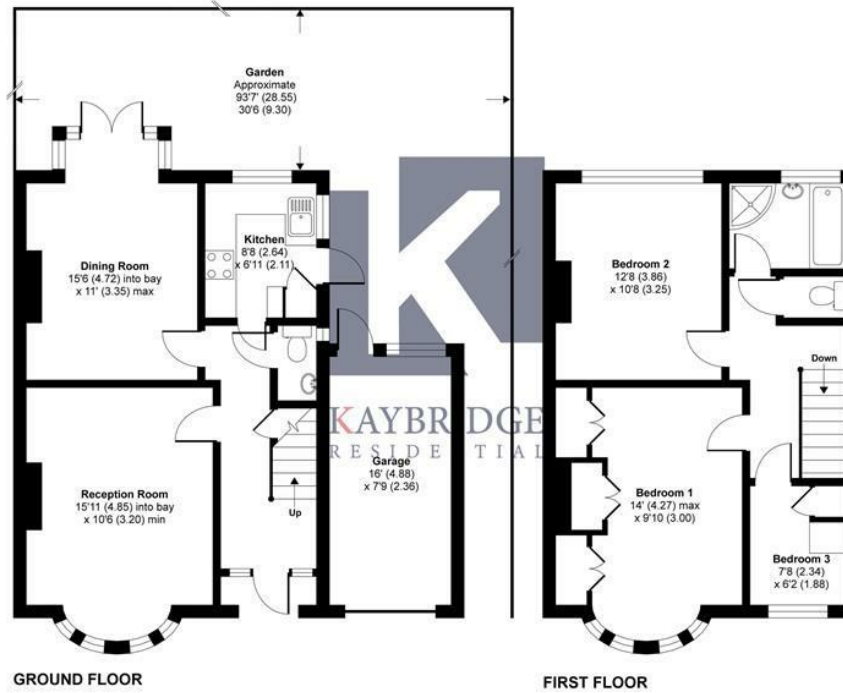
Worcester Park's attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Costa, Caffè Nero, Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and a diverse array of eateries to satisfy most culinary requests. Young families are attracted to Worcester Park's plethora of high performing schools and no less than seven parks including the vast and picturesque Nonsuch Park, formally the site of Henry VIII's Nonsuch Palace.



# he Mount, Worcester Park, KT4

Approximate Area = 1194 sq ft / 110.9 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Kaybridge Residential Ltd. REF: 782301



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