



**Spinney Close, Worcester Park, Surrey KT4 7BS**  
**£1,395,000 Freehold**

A delightful and substantial detached four/five bedroom family home, set in this sought after private cul-de-sac, moments from Shadbolt Park. Worcester Park town centre and mainline station (Waterloo) are readily accessible. The Mead, Auriol and Cuddington schools, also located close by. The accommodation of 2600 square feet comprises, 23' main reception room, 24' L shaped conservatory, sitting room, study, kitchen/breakfast room, utility room and cloakroom to the ground floor. Master bedroom suite with en-suite bath/shower room and dressing room/bedroom five, three further bedrooms, bedroom two with en-suite shower room and family bathroom to the first floor. Magnificent extensive private South/West facing rear garden with various patio areas. Double integral garage and large front drive, which provides additional parking for at least five to six further cars. Viewing highly recommended. E.P.C. Rating D.

**ENTRANCE HALL:**



**LOUNGE:**  
23'1 x 16'1 (7.04m x 4.90m)



**LOUNGE: ALTERNATIVE VIEW:**



**SITTING ROOM:**  
15'1 x 12'2 (4.60m x 3.71m)





**KITCHEN:**

13'4 x 12' (4.06m x 3.66m)



**UTILITY ROOM:**

12' x 7'7 (3.66m x 2.31m)

**STUDY:**

14'3 x 8'2 (4.34m x 2.49m)

**CONSERVATORY:**

24'3 x 18'10 max (7.39m x 5.74m max)



**CONSERVATORY: ALTERNATIVE VIEW:**



**CLOAKROOM:**

**FIRST FLOOR LANDING:**



**MASTER BEDROOM:**  
19'2 x 13'7 (5.84m x 4.14m)



**ALTERNATIVE VIEW:**



**EN-SUITE BATHROOM:**  
9'10 x 7'1 (3.00m x 2.16m)



**DRESSING ROOM/BEDROOM FIVE:**

12' x 7'9 (3.66m x 2.36m)



**BEDROOM TWO:**

13'7 x 12'4 (4.14m x 3.76m)



**EN-SUITE SHOWER ROOM:**

8'6 x 3'9 (2.59m x 1.14m)



**BEDROOM THREE:**

12'9 x 10'6 (3.89m x 3.20m)





**BEDROOM FOUR:**

10'2 x 8'6 (3.10m x 2.59m)



**FAMILY BATHROOM:**

7'7 x 7'1 (2.31m x 2.16m)



**EXTENSIVE SOUTH/WEST FACING GARDEN:**



**GARDEN: ALTERNATIVE VIEW:**



**ALTERNATIVE VIEW:**



**ALTERNATIVE VIEW:**



**ALTERNATIVE VIEW:**



**ALTERNATIVE VIEW:**





**ALTERNATIVE VIEW:**



**REAR ELEVATION:**



**INTEGRAL DOUBLE GARAGE:**

16'3 x 13'9 (4.95m x 4.19m)

**LARGE FRONT DRIVE:**

Off street parking for several cars.



**PLEASE NOTE:**

We are advised by our client that the tenure is Freehold. Any interested party must obtain confirmation of these facts from their Solicitor. The systems and appliances have not been tested by the agent. Please note that our room sizes are quoted in imperial and metric.

**VIEWINGS:**

Viewings strictly through:- BROWNS RESIDENTIAL 020 8330 7557.

**ON THE INTERNET:**

For complete property details please visit our web site [www.brownsresidential.co.uk](http://www.brownsresidential.co.uk) which is updated constantly.

**THINKING OF SELLING?:**

To get the Browns team working for you simply ask for a free valuation and we'll do the rest. Call 020 8330 7557.

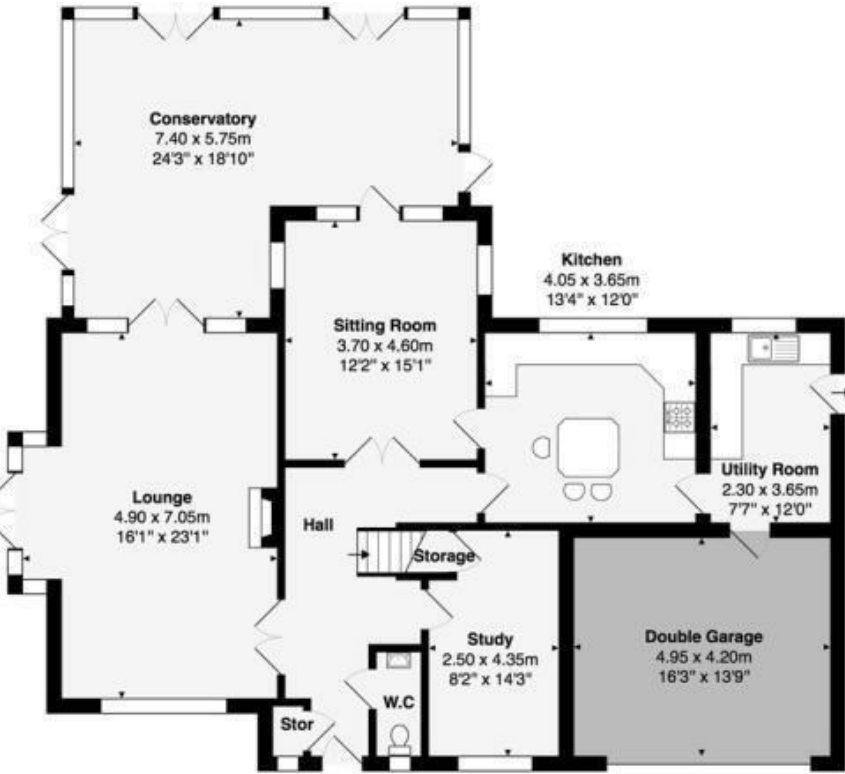
**MORTGAGE ADVICE:**

Bentley Holmes Mortgage & Wealth Management was established by Grant Holmes in 2005. Grant has worked in Financial

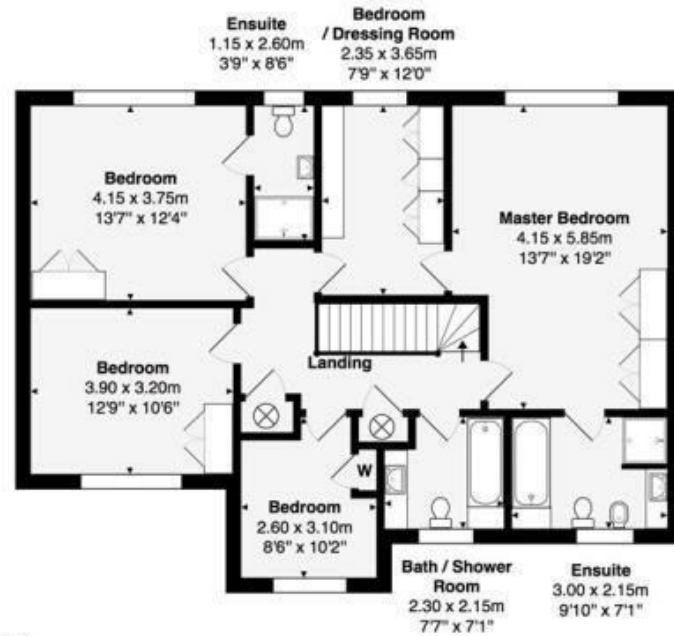




Services for over 20 years and specialises in the mortgage market. Grant and his team provide a service that is whole of market and has access to all lenders from both the High Street to the Private Banks. The range of services include first time buyers, home movers, remortgaging, bridging finance, buy to let and let to buy mortgages. Bentley Holmes will provide you with an advice and recommendation service, through assessing your needs ensuring you have the most suitable mortgage for your circumstances. All initial consultations are free, so you are welcome to check if you already have the best deal in place or see if there is something better.



**Ground Floor**



**1st Floor**

Spinney Close, Worcester Park  
 Total Area: 241.5 m<sup>2</sup> ... 2599 ft<sup>2</sup> (Excluding Double Garage)  
 All measurements are approximate and for display purposes only

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		EU Directive 2002/91/EC	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(11-18) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	66