



**Salisbury Road, Worcester Park, Surrey KT4 7BZ**  
**£800,000 Freehold**

Arguably the finest four bedroom extended semi-detached house, currently available on the market in the KT4 area. Set in this premier residential road, conveniently located for popular local schools. Worcester Park and Malden Manor town centres with their mainline station's (Waterloo) are readily accessible, nearby Malden Road providing direct access to the A3. Large front and rear reception rooms, dining room, kitchen/breakfast room, conservatory and cloakroom to the ground floor. Delightful master bedroom, three further bedrooms (bedroom two with shower cubicle and wash hand basin), family bath/shower room and separate W.C. to the first floor. Magnificent mainly laid to lawn rear garden with shrub and flower borders, patio area and side access. Front garden/drive, providing off street parking for two/three cars. Viewing highly recommended to fully appreciate this stunning family home. Exclusive to Browns Residential. E.P.C. Rating D.





**ENTRANCE PORCH:**

Front door into:

**ENTRANCE HALL:**



**LOUNGE:**

17'9 x 13'9 (5.41m x 4.19m)



**REAR RECEPTION:**

14'10 x 11'7 (4.52m x 3.53m)

Double doors to:



**CONSERVATORY:**

12'2 x 10'6 (3.71m x 3.20m)



**DINING ROOM:**

15'6 x 8'7 (4.72m x 2.62m)



**KITCHEN/BREAKFAST ROOM:**



**KITCHEN AREA:**

12'6 x 8' (3.81m x 2.44m)



**BREAKFAST ROOM AREA:**

9'2 x 9'2 (2.79m x 2.79m)



**CLOAKROOM:**

**FIRST FLOOR LANDING:**



**ALTERNATIVE VIEW:**





**BEDROOM ONE:**

17'9 x 13'2 (5.41m x 4.01m)



**BEDROOM TWO:**

14'10 x 11'3 (4.52m x 3.43m)

Large cupboard housing sink and shower cubicle



**BEDROOM THREE:**

12'10 x 8'7 (3.91m x 2.62m)



**BEDROOM FOUR:**

9'6 x 7'6 (2.90m x 2.29m)



**FAMILY BATH/SHOWER ROOM:**

7'6 x 6'3 (2.29m x 1.91m)



**SEPARATE W.C:**





**DELIGHTFUL WEST FACING GARDEN:**

Mainly laid to lawn with mature shrub, tree and flower borders, patio area and side access.



**GARDEN ALTERNATIVE VIEW:**



**ALTERNATIVE VIEW:**



**ALTERNATIVE VIEW:**



**ALTERNATIVE VIEW:**



**REAR ELEVATION:**



**FRONT DRIVE/GARDEN:**

Off street parking for two/three 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:**

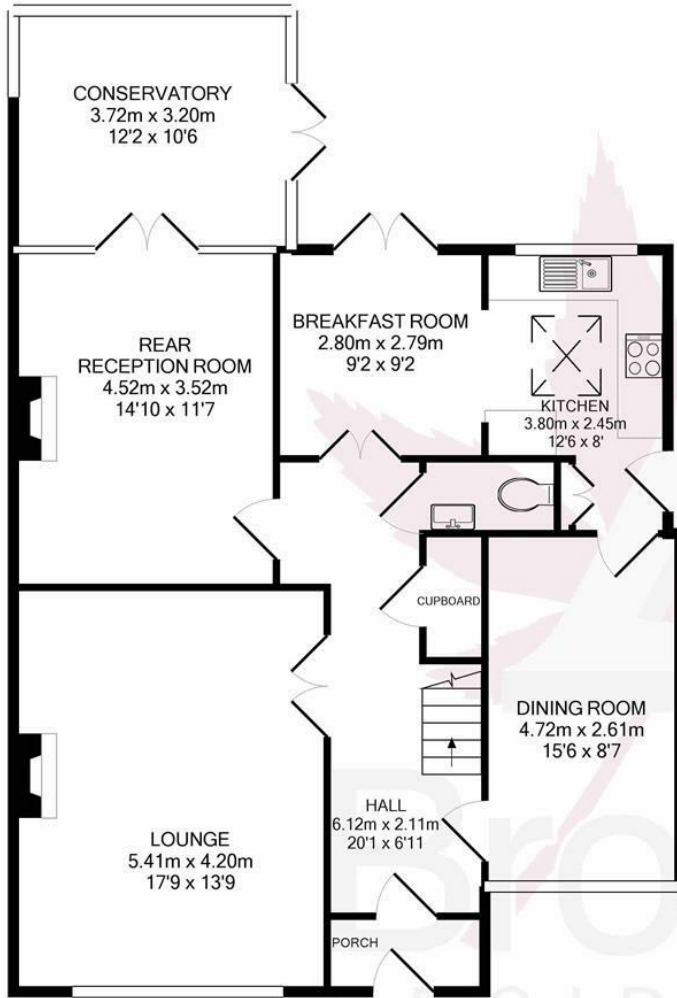
For complete property details please visit our web site [www.brownsresidential.co.uk](http://www.brownsresidential.co.uk) which is updated constantly.

**THINKING OF SELLING?:**

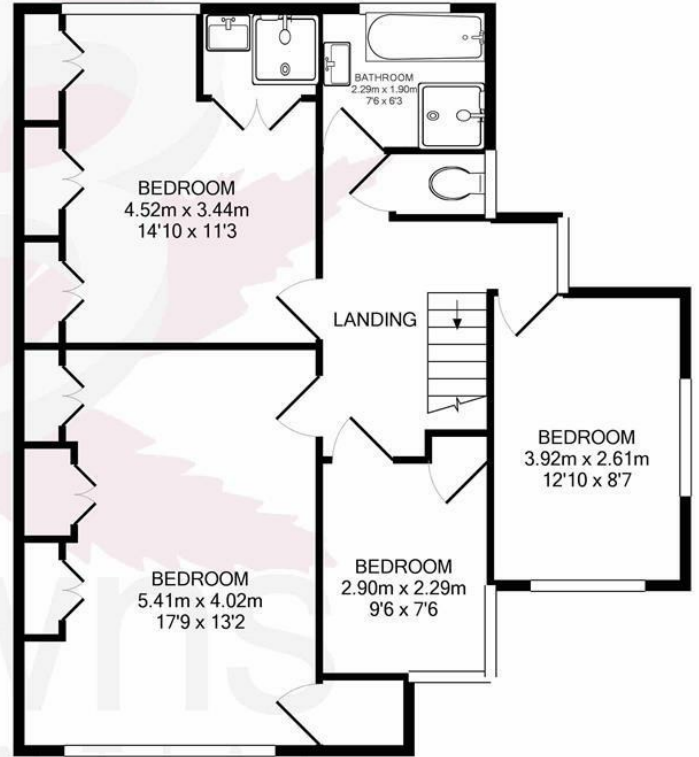
To get the Browns team working for you simply ask for a free valuation and we'll do the rest. Call 020 8330 7557.

**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  
Approx. Floor  
Area 96.2 Sq.M.  
(1035 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 72.8 Sq.M.  
(783 Sq.Ft.)

Total Approx. Floor Area 169.0 Sq.M. (1819 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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			
		59	78
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			
		50	71
England & Wales EU Directive 2002/91/EC			