



**Elmstead Gardens, Worcester Park, Surrey KT4 7BD**  
**£579,000 Freehold**

A stunning, extended and luxuriously appointed, four bedroom terraced family home, set in this prime sought after residential road. The Mead Infant and Auriol Junior schools, local parks and amenities are all close by. Worcester Park town centre with its mainline station (Waterloo) is a short walk away. Two reception rooms, impressive extended luxury kitchen/breakfast room with utility area and cloakroom to the ground floor. Three bedrooms and luxury family bathroom to the first floor. Large brand new master bedroom (loft conversion) with luxury en-suite shower room to the second floor. To the rear is a delightful West facing mainly laid to lawn garden, with raised paved area and large garden cabin (ideal, office, gym, play room or guest room). Front drive with off street parking for two cars. Viewing highly recommended. Exclusive to Browns Residential. E.P.C. Rating C.

**ENTRANCE HALL:**



**LOUNGE:**

13'7 x 11'6 (4.14m x 3.51m)



**DINING ROOM:**

11'6 x 11'6 (3.51m x 3.51m)



**KITCHEN/BREAKFAST ROOM:**

16'6 x 12'2 (5.03m x 3.71m)



**KITCHEN/BREAKFAST ROOM: ALTERNATIVE VIEW:**



**ALTERNATIVE VIEW:**



**ALTERNATIVE VIEW:**



**UTILITY ROOM/AREA:**  
6'11 x 5'11 (2.11m x 1.80m)

**CLOAKROOM:**

**FIRST FLOOR LANDING:**

**BEDROOM TWO:**  
13'7 x 11'6 (4.14m x 3.51m)



**BEDROOM THREE:**  
11'6 x 10'2 (3.51m x 3.10m)



**BEDROOM FOUR:**

7'7 x 5'11 (2.31m x 1.80m)



**FAMILY BATHROOM:**

7'6 x 7' (2.29m x 2.13m)



**SECOND FLOOR LANDING:**

**MASTER BEDROOM:**

17'2 x 11'6 (5.23m x 3.51m)



**ALTERNATIVE VIEW:**



**ENSUITE SHOWER ROOM:**



**WEST FACING REAR GARDEN:**



**REAR ELEVATION:**



**LARGE GARDEN CABIN:**  
22'11" x 15'1" (7 x 4.6)



**ALTERNATIVE VIEW:**



**FRONT DRIVE:**

Off street parking for two 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:**

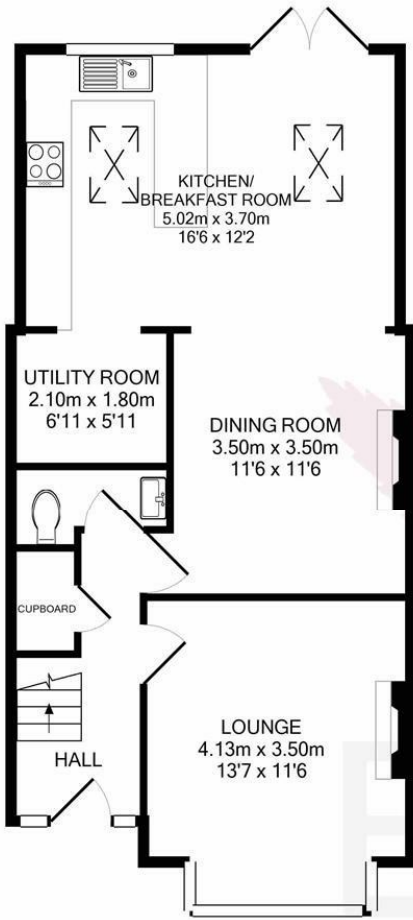
For complete property details please visit our web site [www.brownsresidential.co.uk](http://www.brownsresidential.co.uk) which is updated constantly.

**THINKING OF SELLING?:**

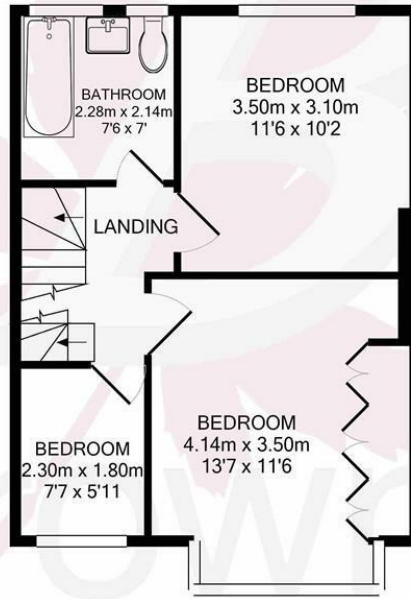
To get the Browns team working for you simply ask for a free valuation and we'll do the rest. Call 020 8330 7557.

**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. Browns Residential may receive a referral fee from Bentley Holmes for recommending their services to sellers, buyers, or other parties. The amount of the referral fee may differ from case to case. Browns Residential will notify all relevant parties once it has been made aware of the exact amount of fee payable.



Ground Floor  
Approx. Floor  
Area 56.3 Sq.M.  
(606 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 38.2 Sq.M.  
(412 Sq.Ft.)



2nd Floor  
Approx. Floor  
Area 27.0 Sq.M.  
(291 Sq.Ft.)

Total Approx. Floor Area 121.6 Sq.M. (1309 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) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>		67	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	