



The Manor Drive, Worcester Park, Surrey KT4 7LL
£735,000 Freehold

An attractive, well presented and extended, three bedroom semi detached family home, set in this popular residential road, located close to local schools and shops. Worcester Park and Malden Manor train stations are readily accessible (Waterloo), nearby Malden Road providing direct access to the A3. Secure entrance porch, entrance hall, large through reception, conservatory, luxury modern fitted kitchen and cloakroom to the ground floor. Three double bedrooms and luxury family bath/shower room to the first floor. Extensive mainly laid to lawn South facing rear garden, with patio area and side access. Attached single garage. Front drive providing off street parking for up to three cars. Viewing highly recommended. Exclusive to Browns Residential. E.P.C. Rating D.

SECURE ENTRANCE PORCH:

Front door into:

ENTRANCE HALL:

THROUGH RECEPTION:



LOUNGE:

13'7 x 12'3 (4.14m x 3.73m)



DINING ROOM:

14'10 x 12'3 (4.52m x 3.73m)



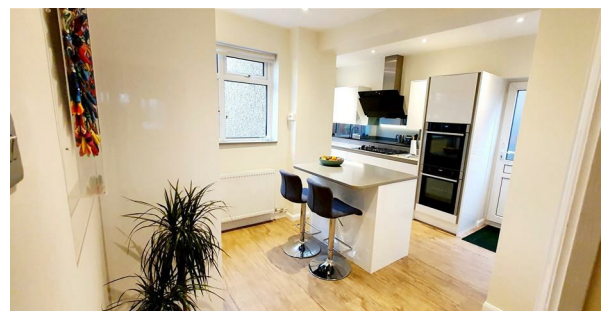
CONSERVATORY:

12'3 x 9'2 (3.73m x 2.79m)



KITCHEN/BREAKFAST ROOM:

15' x 14'6 max (4.57m x 4.42m max)



KITCHEN/BREAKFAST ROOM: ALTERNATIVE VIEW:



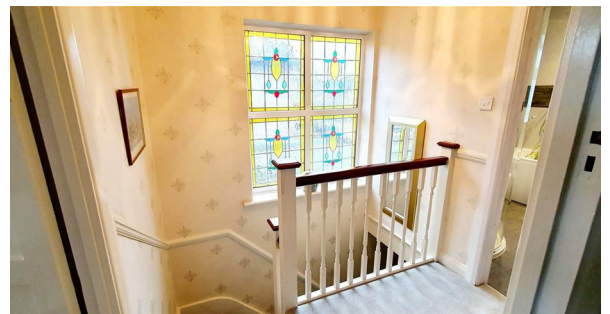
ALTERNATIVE VIEW:



CLOAKROOM:



FIRST FLOOR LANDING:



BEDROOM ONE:
15' x 11'2 (4.57m x 3.40m)



BEDROOM TWO:

13'5 x 10'7 (4.09m x 3.23m)



BEDROOM THREE:

10'2 x 9'7 (3.10m x 2.92m)



BATH/SHOWER ROOM:

8'6 x 6'9 (2.59m x 2.06m)



SOUTH FACING GARDEN:

Mainly laid to lawn, large patio area, side access, garden sheds.



REAR ELEVATION:



ATTACHED SINGLE GARAGE:

16'10 x 10'8 (5.13m x 3.25m)

FRONT DRIVE:

Off street parking for up to 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:

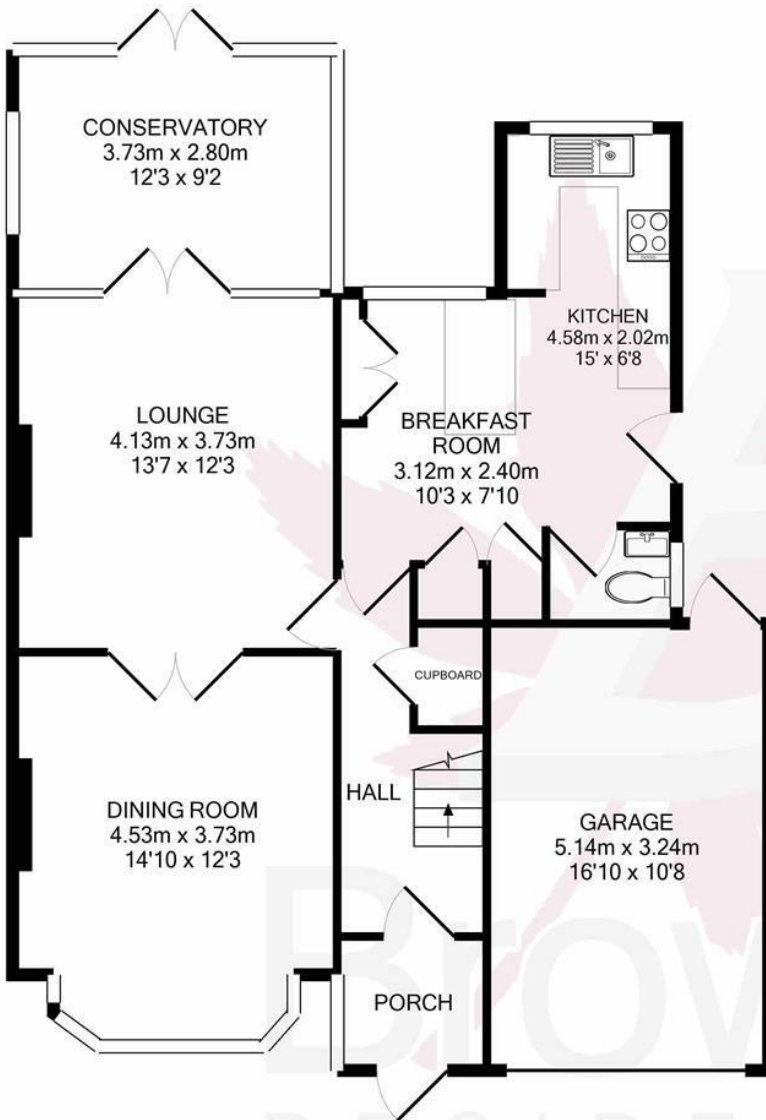
For complete property details please visit our web site www.brownsresidential.co.uk which is updated constantly.

THINKING OF SELLING?:

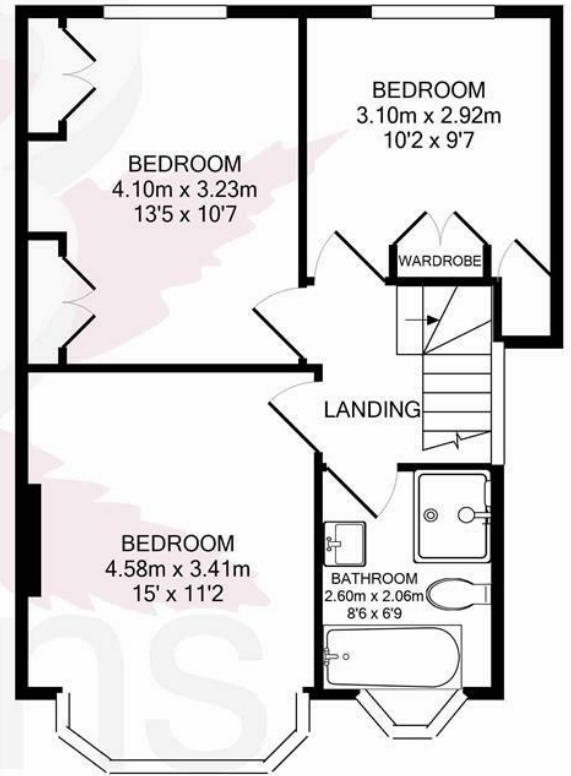
To get the Browns team working for you simply ask for a free valuation and we'll do the rest. Call 020 8330 7557.

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 85.4 Sq.M.
(919 Sq.Ft.)



1st Floor
Approx. Floor
Area 47.7 Sq.M.
(513 Sq.Ft.)

Total Approx. Floor Area 133.0 Sq.M. (1432 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			86
(81-91) B			
(69-80) C		67	
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	