



Latimer Close, Worcester Park

The **PERSONAL** Agent

Price Guide £900,000

Freehold

- Stunning Detached Bungalow
- Beautiful 'Park Like' Garden
- Driveway and Detached Garage
- Entrance Hall
- 25ft Living/Dining Room
- Modern Open Plan Kitchen
- Three Double Ground Floor Bedrooms
- Family Bathroom
- Master Bedroom With En-Suite
- Detached Cabin With Shower Room + Sauna



A stunning detached bungalow offering contemporary and stylish living accommodation throughout set on a large well established level position with a park like rear garden with a fully equipped detached summer house/studio situated in a highly sought after cul-de-sac close to Non Such Park and Worcester Park High Street.

This amazing home is beautifully modernised with underfloor heating throughout and provides modern living space which flows seamlessly from room to room with an emphasis on light and space.

The living space is truly impressive with a 25ft open plan living room with integrated wireless speakers and an atrium roof window and floor to ceiling sliding patio doors which draws you towards a stunning rear garden. There is a tastefully appointed kitchen fitted with a matching range of floor and wall mounted units, incorporating solid worktops and central island perfect for

spending time with the family, just outside is large pergola covered terrace seating area perfect for 'alfresco' dining and entertaining all year round.

On the ground floor floor are three double bedrooms and a spacious modern family bathroom all accessed via a central hallway with door to a turning staircase to the first floor.

Upstairs there is a large triple aspect master bedroom with eaves storage and a study/dressing area and a spacious family sized en-suite bathroom.

A particular feature of the property is the level and secluded park like rear garden laid mainly to lawn with areas designed for relaxing, gardening and growing vegetables, barbecuing and entertaining and a detached garage/workshop for tinkering with the car. The jewel in the crown is a detached cabin/studio fully equipped with power

and lighting with a modern shower room and sauna. accessed via a timber decked terrace with room for a hot tub and enjoying views over the garden.

Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport.

The property is within walking distance of Worcester Park mainline rail station with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

There are also local bus routes nearby giving convenient access to Morden underground making this property ideal for commuters.

Tenure: Freehold.





Latimer Close

Total Area : 2113 SQ FT • 196.34 SQ M
 (Including Outbuilding, Shed, Green House & Garage)
 Outbuilding Area : 295 SQ FT • 27.45 SQ M
 Shed Area : 91 SQ FT • 8.49 SQ M
 Green House Area : 137 SQ FT • 12.70 SQ M
 Garage Area : 130 SQ FT • 12.07 SQ M



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	

51

Disclaimer: For Illustration Purposes only
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

EPSOM OFFICE
 2 West Street
 Epsom, Surrey, KT18 7RG
 01372 745 850

STONELEIGH/EWELL OFFICE
 62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE
 141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333699

LETTINGS & MANAGEMENT
 163 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
 Registered in England No. 4398817.



The PERSONAL Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

