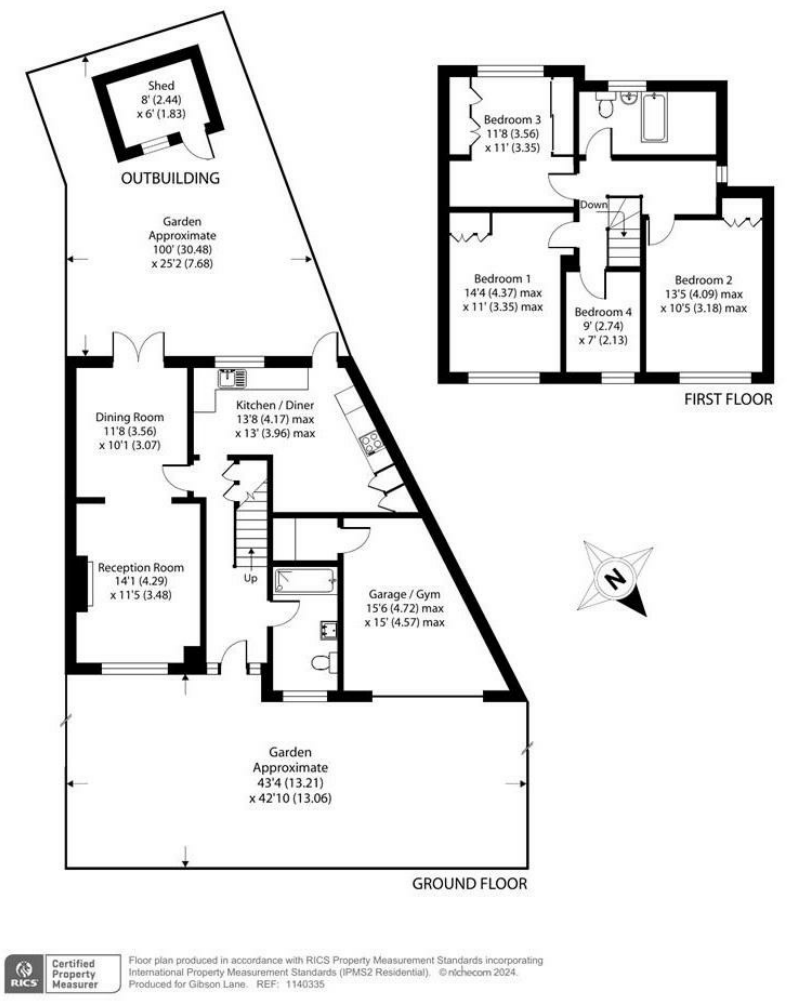


Mortimer Crescent

Worcester Park KT4 7QW

Approximate Area = 1544 sq ft / 143.4 sq m (includes garage / gym)
Shed = 48 sq ft / 4.4 sq m
Total = 1592 sq ft / 147.8 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Gibson Lane. REF: 1140335

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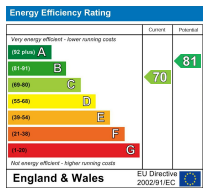
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

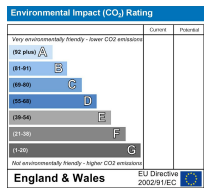
Ham Office
323 Richmond Road
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Surrey
KT2 5QU
T: 020 8247 9444

www.gibsonlane.co.uk

Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress





Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

The Property Ombudsman
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Guide Price £740,000

- Elegant & skillfully extended family home
- Sought after location for excellent schooling
- Corner plot with large grounds
- Council Tax band E
- Off street parking for 5+cars & garage/gym
- 100 foot south facing garden with large patio
- Futher potential for loft conversion (STNC)
- Modern fitted kitchen/diner with utily area
- 25 foot open plan lounge & dining room
- 4 good sized bedrooms & 2 bath/shower rooms

Tenure: Freehold

Local Authority: Epsom and Ewell

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

An elegant and skillfully extended 4 bedroom semi detached family home with impressive accommodation approaching 1550 square foot (to include garage/gym), occupying this bold corner plot providing an abundance of parking and a delightful 100 foot south facing rear garden. The generous internal space is well presented and exceptionally well balanced over 2 floors, the emphasis on the ground floor is on family life and entertaining with a large 25 foot open planned lounge & dining room, a modern fitted kitchen/diner with utility area, spacious shower/cloakroom and a huge integral garage (currently being used as a gym) with vaulted ceiling providing ample storage for the active family. The upper floor features 4 good sized bedrooms and a large family bathroom which has the potential to accommodate a bath and walk in shower, the generous landing provides ample space for a staircase up to the loft area which could be converted to provide a 5th bedroom and 3rd bath/shower room (subject to necessary consents). The home is presented to a high standard internally, decorated in neutral tones with large double glazed windows and doors also help to make the property incredible light throughout. Externally the grounds feature an incredible 170 square foot landscaped frontage with parking for multiple vehicles and the easy potential to create car charging points, at the rear the delightful south facing garden extends to 100 foot with a large patio (ideal for al-fresco dining) and a large shed providing additional storage. Corner plot properties of this size offering further potential are in high demand in this area and therefore we would thoroughly recommend an internal inspection to fully appreciate this wonderful family home.



Situation

Located in this quiet residential crescent and within close proximity of Auriol Park and Tolworth Court Farm Fields, Mortimer Crescent is an extremely sought after address. Within 1.5 miles of Worcester Park, Stoneleigh, Malden Manor and Tolworth Stations, all giving direct access into Waterloo. Worcester Park High Street with its array of shops, restaurants and bars is a similar distance and local shops, cafes and restaurants (to include Aldi superstore) can be found close by on Kingston Road and the Vale Parade. The A3 with routes to central London and the M25 can be easily accessed from this location by car The standard of schooling in the immediate area is excellent within both the private and state sectors, these include; The Mead infant School, Cuddington, Auriol, Malden Parochial, Epsom and Ewell, Richard Challoner and Ewell Castle. The area has an extensive range of leisure facilities including golf courses, tennis clubs and private & public health clubs, to include the popular River Club located very near by in Old Malden.



