



**19 The Mount, Worcester Park, KT4 8UD**  
**£680,000**

Connor Prince are pleased to offer this well maintained 1930's built but since extended four bedroom semi detached family home with a downstairs cloakroom upstairs bathroom with separate w.c and 80ft west facing rear garden. Situated in a residential cul-de-sac close to local sought after schools, North Cheam's restaurants and Sainsbury supermarket, Nonsuch Park and Stoneleigh Broadways shops and mainline station giving access to Waterloo in 35 minutes.

### ENTRANCE HALLWAY

Understairs storage meter cupboard, radiator.

### LOUNGE 13'3 x 11'10 (4.04m x 3.61m)

Double glazed leaded light window, double radiator, coving to ceiling, picture rail, feature fireplace with inset gas coal effect fire.

### REAR RECEPTION ROOM 22'4 x 11' (6.81m x 3.35m)

Radiator, double glazed sliding patio doors onto rear garden, open plan to:-

### FITTED KITCHEN 18'9 x 7'4 (5.72m x 2.24m)

Fitted with a range of high and low level cupboards and drawers, roll work top surfaces, inset single drainer stainless steel sink unit with mixer tap, part tiled walls, space for upright fridge/freezer, plumbing and space for washing machine, wall mounted gas central heating boiler, double glazed window, radiator, double glazed door onto rear garden.

### DOWNSTAIRS CLOAKROOM

Low level w.c., vanity wash hand basin, double glazed frosted window.

### STAIRS TO FIRST FLOOR LANDING

Access to insulated loft space with light.

### BEDROOM ONE 13'3 x 10'1 (4.04m x 3.07m)

Double glazed leaded light window, double radiator, built in wardrobes providing hanging and shelved storage space.

### BEDROOM TWO 12'3 x 10'10 (3.73m x 3.30m)

Double glazed window, radiator, built in shelved airing cupboard, housing hot water cylinder tank.

### BEDROOM THREE 14'6 x 7'11 (4.42m x 2.41m)

Double aspect double glazed windows with two radiators.

### BEDROOM FOUR 7'4 x 6'3 (2.24m x 1.91m)

Double glazed leaded light window, radiator.

### BATHROOM

White suite comprising panel enclosed bath with mixer tap, shower attachment and screen, vanity wash hand basin with mixer tap, radiator, part tiled walls, double glazed frosted window, tiled flooring.

### SEPERATE W.C.

Low level w.c., double glazed frosted window.

### REAR GARDEN

Extending to 80ft in a westerly direction mainly laid to lawn, paved patio area, water tap, timber garden shed.

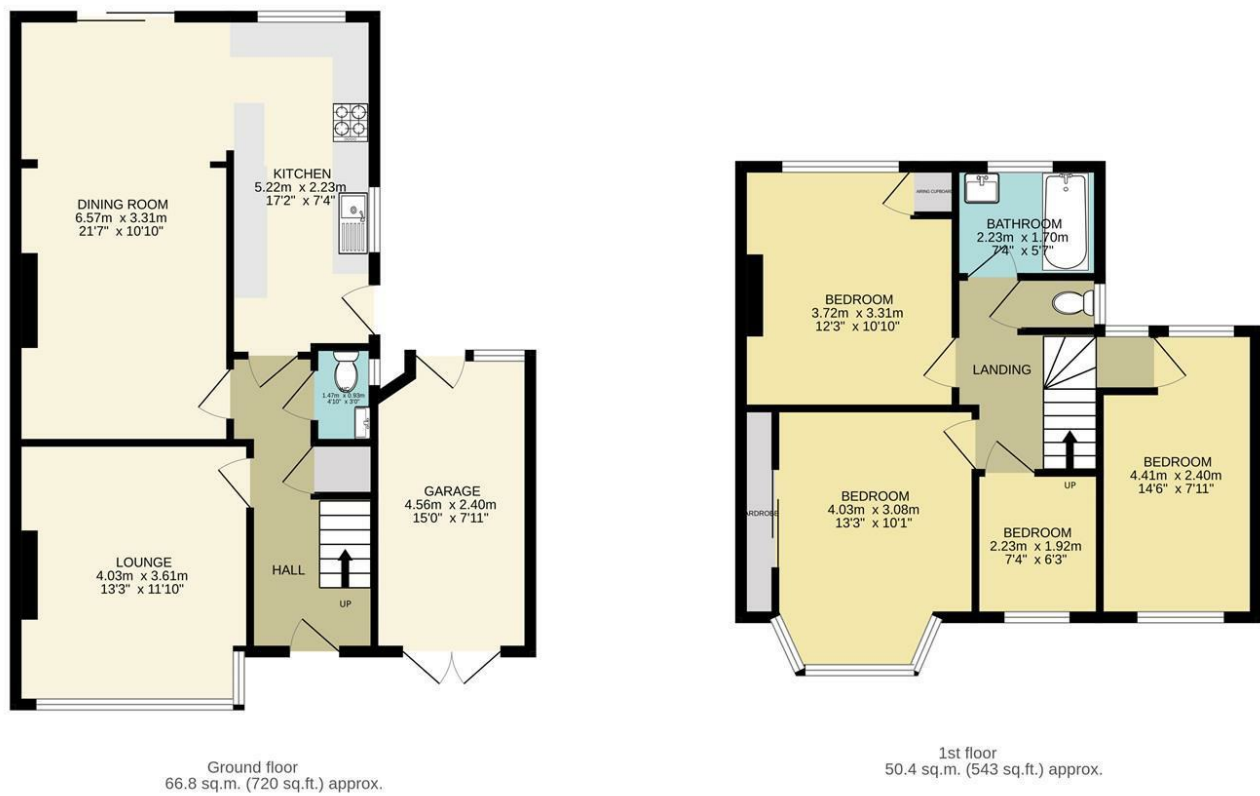
### INTEGRAL GARAGE 15' x 7'11 (4.57m x 2.41m )

Personal door to rear garden, approached by your own driveway providing additional off street parking.

### COUNCIL TAX

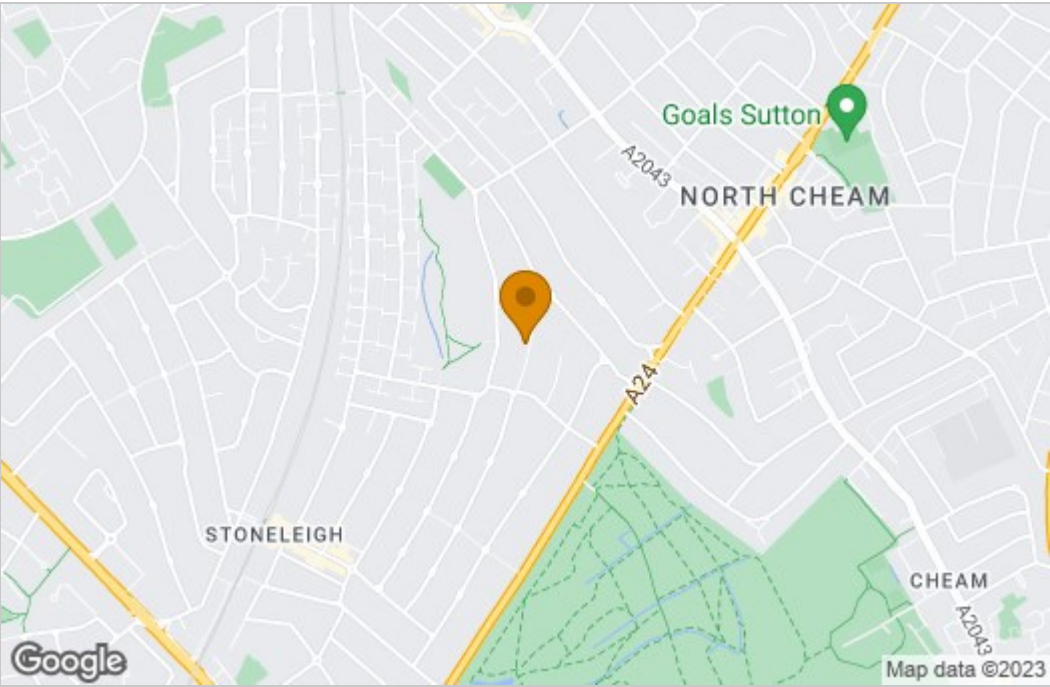
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Floor Plan

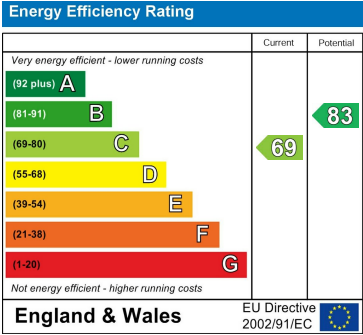


TOTAL FLOOR AREA : 117.3 sq.m. (1262 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Area Map



Energy Efficiency Graph



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