



TIMBERCROFT, EPSOM, SURREY, KT19

£825,000 FREEHOLD

A SUPERB, FOUR BEDROOM SEMI-DETACHED FAMILY HOME LOCATED IN A POPULAR RESIDENTIAL ROAD AND CLOSE TO SEVERAL WELL-REGARDED SCHOOLS

Winkworth

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See things differently



AT A GLANCE

- 4 Bedrooms
- Kitchen/Dining Room
- Family Room
- Living Room
- Shower Room
- Utility Room
- Entrance Porch
- Bathroom
- Garden 115ft Approx
- Driveway
- Games Room
- Council Tax Band F

DESCRIPTION

A beautifully presented, four bedroom family home set within a popular residential area and within easy reach of Stoneleigh Broadway and Worcester Park town centre, both of which offer a variety of shops, restaurants and amenities.

Stoneleigh and Tolworth railway stations are nearby as are several well-regarded schools, including Danetree Primary School, Malden Parochial CofE Primary School and Richard Challoner School.

The ground floor consists of a spacious kitchen and dining room, living room with bay window, family room with built in storage, fourth bedroom/study, shower room and WC and utility room.

Upstairs, you will find three well-proportioned bedrooms and the family bathroom.

Externally, the Southerly facing rear garden extends to approx. 115t and is mainly laid to lawn with a large patio area ideal for alfresco dining and relaxation. The garden also includes a large summer house/office which could be used as the perfect work from home space or games room. To the front of the property, there is parking on the large driveway and side access.



ACCOMMODATION

Entrance Porch

Kitchen/Dining Room - 16'10" x 14'9" Max (5.13m x 4.5m Max)

Family Room - 12'7" x 10'10" Max (3.84m x 3.3m Max)

Living Room - 15'7" x 12'7" Max (4.75m x 3.84m Max)

Bedroom/Study - 11'9" x 8' (3.58m x 2.44m)

Shower Room

Utility Room

Bedroom - 15'8" x 12'9" Max (4.78m x 3.89m Max)

Bedroom - 12'9" x 12'2" Max (3.89m x 3.7m Max)

Bedroom - 7'10" x 7'9" Max (2.4m x 2.36m Max)

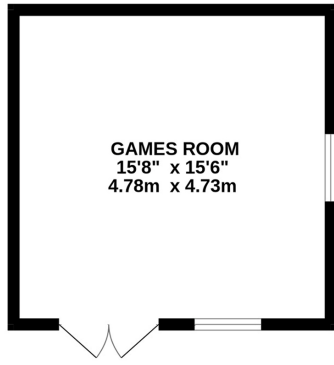
Bathroom - 6'7" x 6'2" (2m x 1.88m)

Garden - 115 ft Approx

Driveway

Games Room - 15'8" x 15'6" (4.78m x 4.72m)

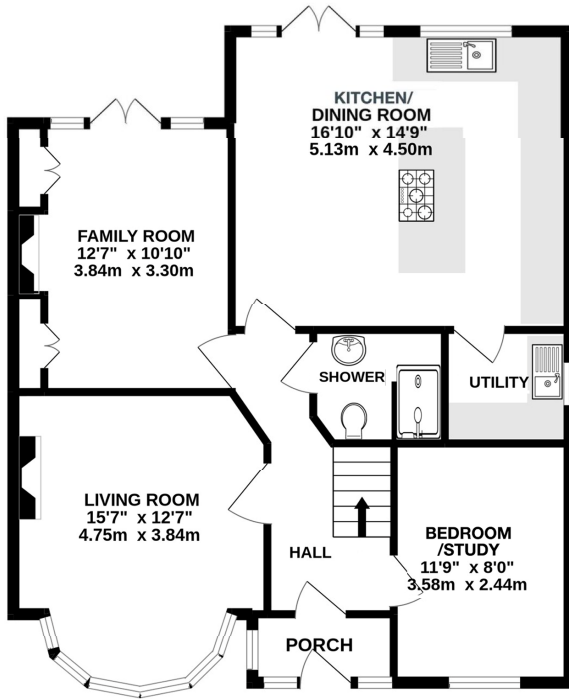
Council Tax Band F



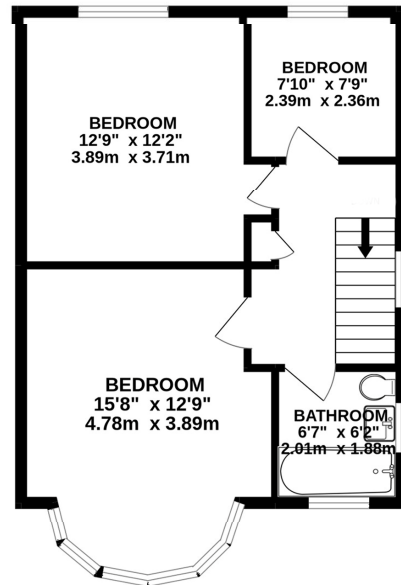
GAMES ROOM
15'8" x 15'6"
4.78m x 4.73m

Timbercroft, Epsom KT19 0TD

INTERNAL FLOOR AREA
(APPROX.) 1550 sq ft/ 144.0 sq m
Including Games Room
Garden extends to 115' (35.05m) approx.



GROUND FLOOR



FIRST FLOOR

Winkworth

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2022.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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