

# Cromwells



**Worcester Park Road, Worcester Park, KT4 7QE**  
**£675,000**

Offered to the market is this attractive 3 bedroom semi detached family home. The property has benefitted from a rear extension allowing for a beautiful kitchen/dining/family area with bi-fold doors opening onto the garden, utility room, w/c, 3 bedrooms, family bathroom and ample off-street parking. Located on a tree lined road with access to both Worcester Park, Malden Manor and Tolworth stations, bus routes, a selection of shops, The River club and highly regarded schools. Internal viewing highly recommended.

Stunning Extended Modern Kitchen · 3 Bedrooms · Bathroom and Downstairs W/C · Off Street Parking

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**Front -**

Block paved driveway, mature shrubs.

**Front Door -**

**Hallway -**

Tiled floor, stairs to 1st floor landing, under stairs cupboard

**Lounge - 14' 1" x 11' 6" (4.29m x 3.50m)**

Double glazed bay window to front aspect, double panel radiator, Karndean flooring.

**Kitchen/Diner -**

Stunning modern range of wall mounted units with matching cupboards and drawers below, quartz work surface, inset sink, integrated double ovens, inset integrated hob with in-built extractor, integrated fridge, dishwasher, freezer, central island with wine fridge, bi-fold doors to rear garden, 2 large roof lights, tiled floor, underfloor heating, door to

**Family Room - 12' 5" x 10' 10" (3.78m x 3.30m)**

Tiled floor, underfloor heating.



### **W/C -**

Double glazed window to side aspect, modern white 2-piece suite comprising w/c, wash hand basin with cupboard below, part tiled walls, tiled floor, under floor heating.

### **Utility room - 5' 2" x 7' 5" (1.57m x 2.26m)**

Modern range of wall mounted units with cupboards below, quartz work surface, inset sink, space and plumbing for washing machine and tumble dryer, double glazed door to side, tiled floor, underfloor heating.

### **Stairs to 1st Floor -**

Carpeted, original stained glass window to side aspect, loft access (ladder, partial boarded), door to

### **Bedroom 1 - 13' 11" x 11' 2" (4.24m x 3.40m)**

Double glazed bay window to front, radiator, carpeted, range of fitted wardrobes.

### **Bedroom 2 - 12' 11" x 11' 2" (3.93m x 3.40m)**

Double glazed window to rear aspect, radiator, carpeted.

### **Bedroom 3 - 7' 6" x 6' 1" (2.28m x 1.85m)**

Double glazed bay window to front aspect, radiator, carpeted.

### **Bathroom -**

4 piece suite comprising shower, tile enclosed bath, w/c, wash hand basin, double glazed window to side and rear aspect, tiled walls, chrome radiator.

### **Garden -**

Fence enclosed rear garden, large patio area leading to a sizable lawn, mature apple and plum trees, side access gate.



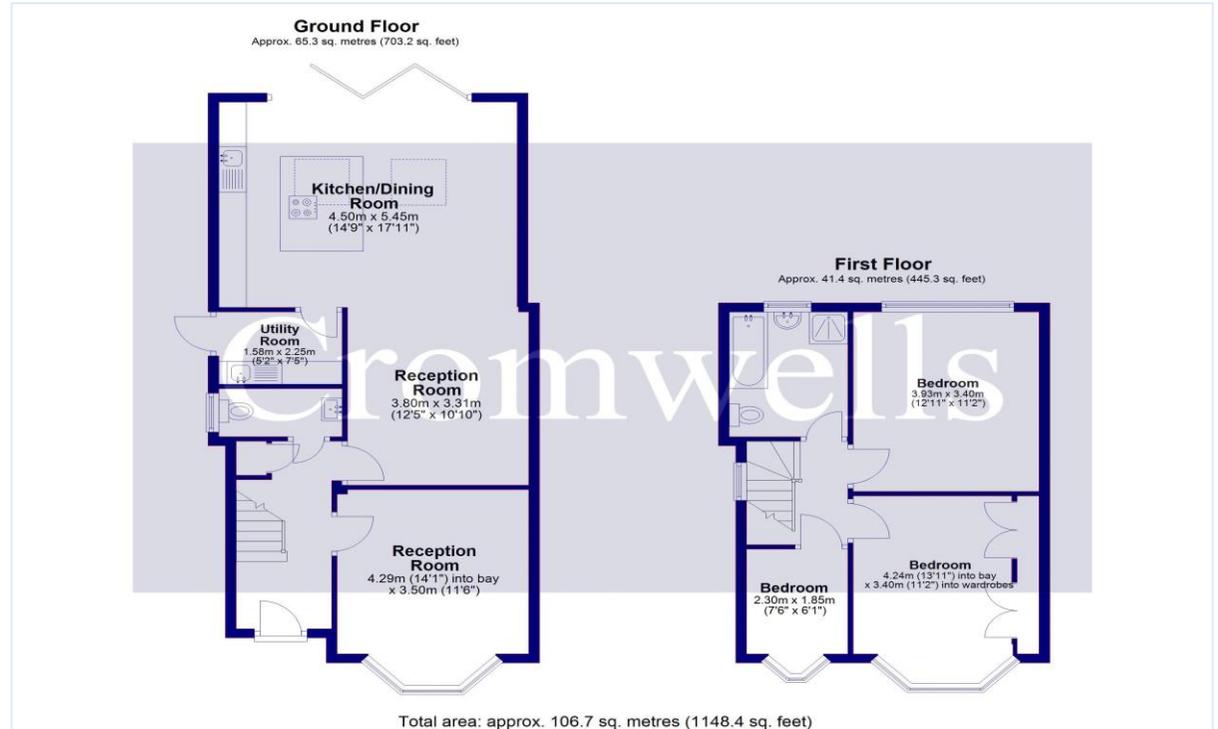
Council Tax - E  
 Tenure - Freehold  
 Square Foot – 1148.4 sq.ft (106.7 sq.mt)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

