



Ideally located on a tree lined residential road is this 3/4 bedroom extended family home. The property has recently under gone complete refurbishment, along with well proportioned accommodation, modern kitchen, 2 bathrooms, off street parking and a beautifully maintained rear garden with spacious outbuilding. Situated in a popular residential location, within walking distance to Worcester Park mainline station. local schools and high street. Internal viewing highly recommended.

"Wren" Kitchen · 2 Modern Bathrooms ·
Dressing Room/Bedroom 4 · Private Rear Garden

Front Porch -

UPVC double glazed porch with UPVC double glazed windows to side, wood-effect flooring, spotlights, oak door with leaded light window to hallway.

Hallway -

Carpeted, stairs to first floor, door to:

Lounge - 19' 3" x 14' 3" (5.86m x 4.34m)

UPVC double glazed leaded light windows to front aspect, double-panel radiator, wall lights, electric fire with light and marble surround, carpeted, double French doors to dining room, under stairs cupboard housing meters and fuse box.

Dining Room - 23' 4" x 9' 8" (7.11m x 2.94m)

UPVC double glazed windows to rear and double glazed sliding patio doors to garden, fitted display units with lighting housing wine cooler and space for washing machine and tumble dryer, oak work surface, double-panel radiator, wood flooring, door to:

Kitchen / Breakfast Room - 19' 3" x 9' 2" (5.86m x 2.79m)

UPVC double glazed leaded light windows to front aspect, range of wall-mounted units with matching cupboards and drawers below, granite work surfaces, double sink with stainless steel mixer tap, integrated dishwasher, double oven with dual microwave, induction hob with extractor fan above, space and plumbing for American fridge/freezer, glass splash backs, tiled floor, glass window to rear, French door to dining room at rear.



Downstairs Bathroom -

Modern 3 piece suite comprising free-standing roll top bath with stainless steel mixer tap and hand-held shower attachment, free-standing bowl sink on wooden table with stainless steel mixer tap, low level WC, tiled walls and tiled floor, wall mounted ideal "Combi Boiler"UPVC double glazed window to rear, spotlights, heated towel rail.

Stairs to First Floor Landing -

Oak hand rail, carpeted.

Bedroom 1 - 11' 3" x 10' 6" (3.43m x 3.20m)

UPVC double glazed leaded light window to front aspect, coving, double-panel radiator, fitted double wardrobes, doorway to:

Walk-in Wardrobes/Bedroom 4 -

UPVC double glazed window to rear aspect, Hammonds fitted wardrobes to either side housing hanging rails, cupboards and shelving with storage above, mini vanity unit, carpeted.

Bedroom 2 - 11' 3" x 10' 0" (3.43m x 3.05m)

UPVC double glazed leaden light windows to front aspect, coving, double-panel radiator, Karndean wood-effect flooring, access to loft with pull-down ladder (boarded, lighting, carpet tiles).

Bedroom 3 - 10' 0" x 8' 9" (3.05m x 2.66m)

UPVC double glazed window to rear, coving, double-panel radiator, carpeted.

Shower Room -

UPVC double glazed window to rear aspect, spotlights, corner shower with glass surround, stainless steel riser rail with hand-held shower attachment and large shower head above, vanity sink unit with stainless steel mixer tap and low level WC, tiled walls and floor, silent extractor fan, stainless steel heated rail.

Rear Garden -

Artificial professionally-fitted lawn, mature plant and shrub borders, wooden deck to rear and outbuilding.

Outbuilding - 19' 5" x 14' 0" (5.91m x 4.26m)

UPVC double glazed doors and window to garden aspect, spotlights, carpeted and electrics.

Front -

Block-paved providing off street parking for several cars.



Council Tax - D
Tenure - Freehold

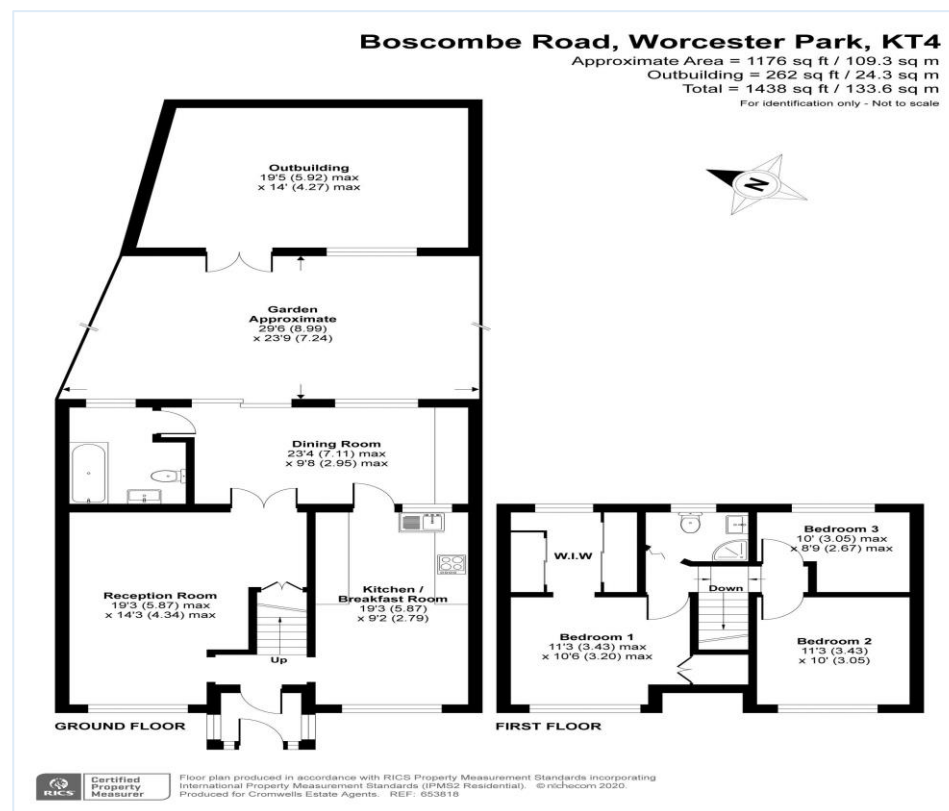
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

