

Cromwells



**Avon Close, Worcester Park, KT4 7AH**  
**Offers in Excess of £425,000**

Offered with NO ONWARD CHAIN is this delightful 2 bedroom, ground floor maisonette with private garden. Offering the new owners, 2 double bedrooms, great size lounge /diner, modern & recently fitted kitchen and bathroom, along with a private garden and C Rated EPC. Ideally located within walking distance of Worcester Park mainline station ( zone 4 ) with its great links into London, along with a well stocked high street and a selection of great schools & nurseries. Internal viewing highly recommended.

Ground Floor · 2 Double Bedrooms ·  
Modern Kitchen & Bathroom · Private Rear Garden  
C Rated EPC

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#### **Front Door -**

#### **Hallway -**

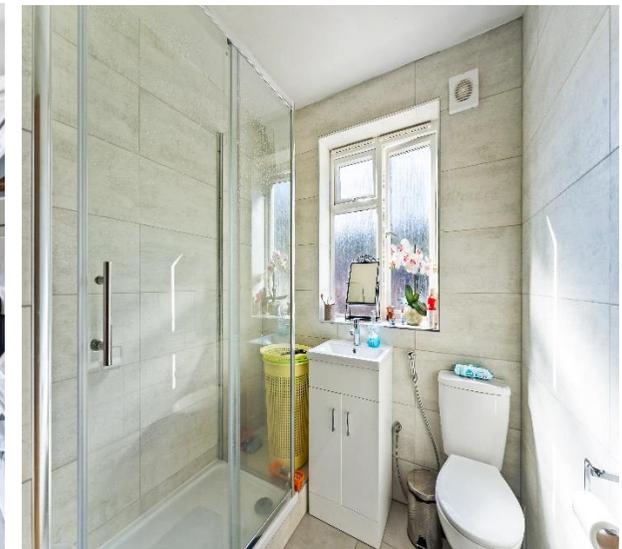
Wood-effect flooring, double-panel radiator, wall-mounted fuse board and electricity meter, understairs storage, door to further storage cupboard, door to:

#### **Lounge/Diner - 14' 8" x 12' 10" (4.48m x 3.92m)**

Double glazed windows to front aspect, double-panel radiator, carpeted.

#### **Kitchen - 9' 11" x 7' 9" (3.01m x 2.37m)**

Modern range of white wall-mounted units with matching cupboards and drawers below, roll top work surfaces, inset stainless steel 1.5 bowl sink and drainer, integrated oven with gas hob and extractor fan above, integrated washing machine, space for fridge freezer, cupboard housing central heating boiler, double glazed window to rear aspect, door to garden.



**Showroom - 6' 10" x 6' 8" (2.08m x 2.03m)**

Modern 3 piece suite comprising a large shower, low level WC, wash hand basin with storage below, double glazed window to rear, tiled walls and floor, chrome towel radiator.

**Bedroom 1 - 14' 8" x 10' 6" (4.48m x 3.20m)**

Double glazed window to rear aspect, carpeted, double-panel radiator.

**Bedroom 2 - 11' 1" x 9' 11" (3.38m x 3.03m)**

Double glazed window to front aspect, carpeted, radiator.

**Rear Garden -**

Patio area, tap, fence-enclosed, lawn area, gated side access, light.

**Front**

Lawn area, access to side.



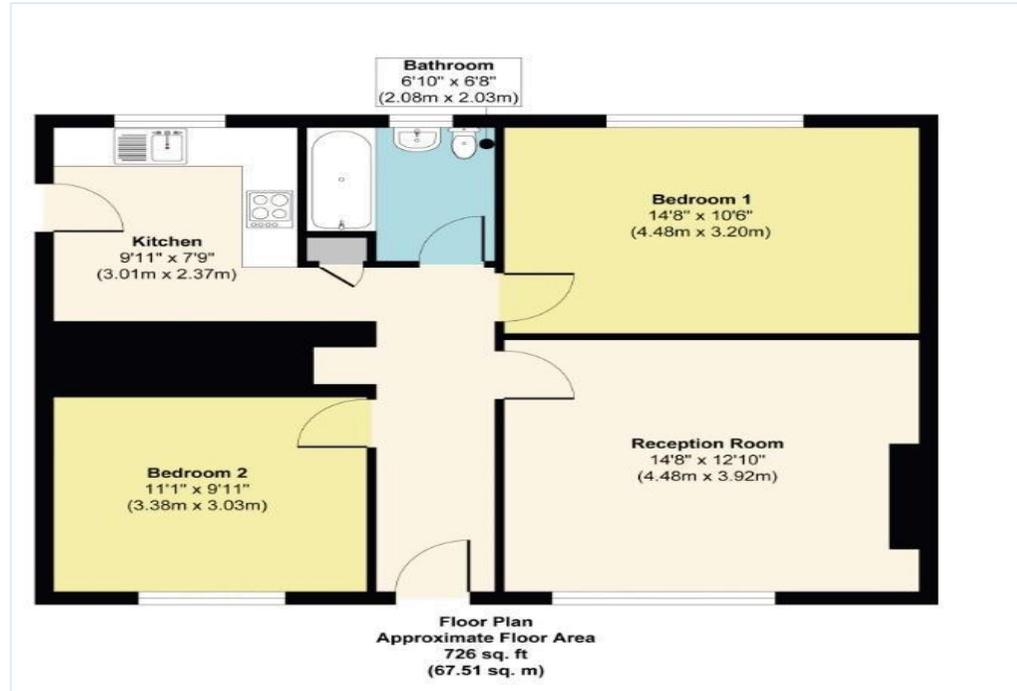
Council Tax – C tbc  
 Tenure - Leasehold  
 Square Foot – 726 Sq Ft ( 67.51 Sq M )

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

