

Cromwells



Woodlands Avenue, Worcester Park, KT4 7AL
Guide Price £785,000

Cromwells are delighted to offer this lovely, well maintained extended 3 bedroom Semi Detached family home. The property benefits from a bright through reception room, further reception room that could be another bedroom 4 / study etc, modern kitchen, great size bedrooms including a larger than average 3rd bedroom along with a great size rear garden and off-street parking. Ideally situated on a sought after, tree lined road with easy access to Worcester Park high street with its array of amenities, mainline station to London Waterloo (Zone 4) and a selection of highly regarded schools. Internal viewing is highly recommended to appreciate what this property has to offer.

Sought After Location · Potential to Extend Further STPP ·
Walking Distance to Worcester Park Station (Zone 4) ·Close
Proximity to a Selection of Highly Regarded Schools

Front Door -

Hallway -

Wood effect flooring, radiator with decorative cover, stairs to first floor landing, understairs storage, thermostat, dado rail, door to cloakroom cupboard, door to:

Lounge/Diner - 27' 11" x 12' 6" (8.50m x 3.81m)

Double glazed bay window to front aspect, radiator, feature fireplace with gas insert, double glazed doors to garden, wood effect flooring.

Kitchen - 11' 8" x 11' 1" (3.55m x 3.38m)

Modern range of Shaker style wall mounted units with matching cupboards and drawers below, work surfaces, inset stainless steel 1.5 bowl sink and drainer, integrated 'AEG' double oven with 5 ring gas hob and extractor fan above, integrated fridge freezer, dishwasher and washing machine, pull out larder, breakfast bar, tiled back splash, double glazed window and door to garden, radiator, tiled floor.



Bedroom 4/Reception 2 - 12' 3" x 6' 10" (3.73m x 2.08m)

Double glazed window to front aspect, radiator, wood effect flooring, door to:

WC -

Low level WC, wall mounted wash hand basin, wood effect flooring, double glazed window to side aspect.

Stairs to First Floor Landing -

Carpeted, dado rail, feature stained glass window to side, loft access (loft light), door to:

Bedroom 1 - 14' 8" x 11' 0" (4.47m x 3.35m)

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

Bedroom 2 - 13' 2" x 11' 0" (4.01m x 3.35m)

Double glazed window to rear aspect, radiator, carpeted, feature fireplace.

Bedroom 3 - 10' 3" x 9' 10" (3.12m x 2.99m)

Double glazed window to rear aspect, radiator, exposed floor boards, range of fitted wardrobes (one housing combi boiler), shelving.

Bathroom - 8' 7" x 6' 2" (2.61m x 1.88m)

3 piece suite comprising a panel enclosed bath with shower overhead, pedestal wash hand basin, chrome towel rail, double glazed bay window to front aspect, tiled walls and floor.

WC -

Low level WC, double glazed window to side aspect, tiled walls and floor.

Rear Garden -

Fence enclosed, mainly laid to lawn, paved patio area, tap, gated side access, power sockets, 2 garden sheds, both with power.

Front -

Driveway providing off street parking, lawn area.



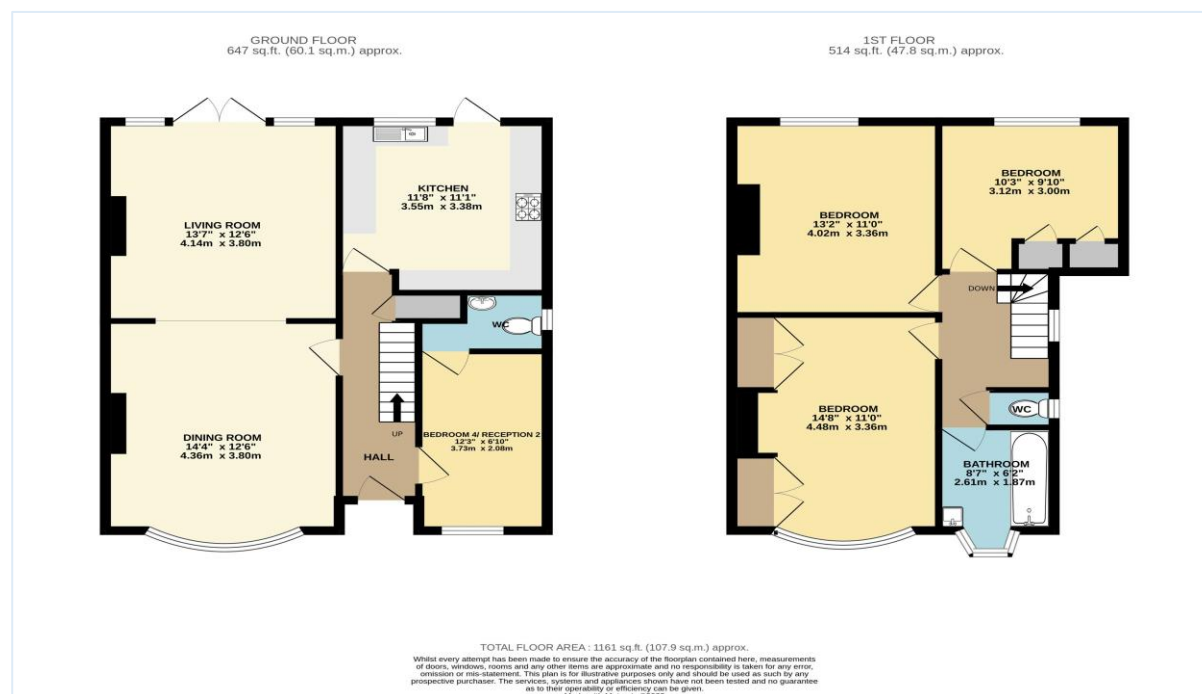
Council Tax - E
Tenure - Freehold
Square Foot - 1161 sq ft (107.9 sq m)

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

