

# Cromwells



**Idmiston Square, Worcester Park, KT4 7SX**  
**Guide Price £575,000**

Offered to the market is this 3 bedroom mid-terraced home in a popular cul de sac with the potential to extend (STPP). Includes lounge, kitchen/diner, 3 bedrooms, bathroom, garden with rear access. Ideally situated for access to Worcester Park mainline station and Malden Manor, along with various bus routes, selection of sought after schools and amenities. Internal viewing is highly recommended.

Off Street Parking with Electric Car Charging Point · Potential to Extend (STPP) · Approx. 40ft rear garden with Rear Access ·

**Front -**

Block paved driveway providing off street parking, electric car charging point.

**Porch -**

UPVC doors to

**Front Door**

**Hallway -**

Engineered oak wood flooring, double panel radiator, coving, understairs cupboard housing gas and electric meters.

**Lounge - 11' 0" x 13' 1" (3.35m x 3.98m)**

Double glazed window to front aspect, coving, radiator, engineered oak wood flooring.

**Kitchen/Diner - 11' 0" x 19' 4" (3.35m x 5.89m)**

Double glazed window to rear aspect, range of wall units with cupboards and drawers below, electric oven, gas hob with extractor above, stainless steel sink with mixer tap, space and plumbing for washing machine and dishwasher, space for fridge freezer, cupboard housing boiler, tile effect flooring, double glazed doors to garden.



**Stairs to 1st Floor Landing -**

Access to loft (pull down ladder, part boarded, insulated, light).

**Bedroom 1 - 11' 2" x 13' 0" (3.40m x 3.96m)**

Double glazed window to front aspect, carpeted, fitted wardrobes, radiator.

**Bedroom 2 - 10' 10" x 13' 0" (3.30m x 3.96m)**

Double glazed window to rear aspect, carpeted, fitted wardrobes, radiator.

**Bedroom 3 - 7' 3" x 6' 1" (2.21m x 1.85m)**

Double glazed window to front aspect, carpeted, radiator.

**Bathroom -**

Double glazed window to rear aspect, 3-piece suite comprising panel enclosed bath with shower on riser rail above, glass panel screen, low level w/c, wash hand basin with mixer tap, stainless steel heated towel rail, extractor fan, spotlights, tiled walls and floor.

**Rear Garden -**

Approx. 40ft rear garden comprising of lawn, decking and patio area, flower bed, rear access.



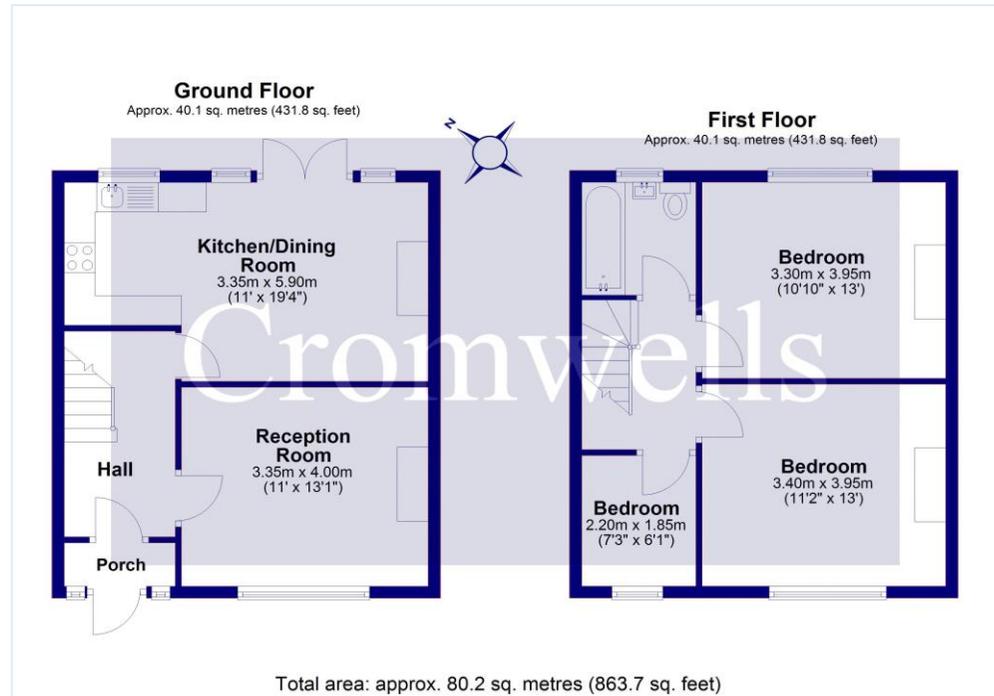
Council Tax - D  
 Tenure - Freehold  
 Square Foot - Approx. 863.7 sq ft (80.2 sq m)

Brabham Court, 45 Central Road  
 Worcester Park  
 Surrey  
 KT4 8EA

020 8337 6603  
 admin@cromwellswpark.com

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



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		

