

# Cromwells



**Elm Way, Worcester Park, KT4 8LT**  
**Offers in Excess of £700,000**

Cromwells are delighted to offer this 3 bedroom, extended semi detached home. The property offers a unique opportunity to continue with the extension and modernise to suit ones needs. Currently comprising on the ground floor lounge and kitchen/diner, w/c and the part construction of a rear and side extension with the potential for open plan modern living, along with bedroom 4 and en-suite, upstairs 3 bedrooms, family bathroom, southwest facing garden, off street parking and additional scope to extend further subject to planning permission. Located ideally on a tree lined road with easy access to both North Cheam and Worcester Park amenities including bus routes, Worcester Park mainline station, well stocked high street with a selection of shops. Internal viewing highly recommended.



South Facing Garden · Wrap Around Extension Facade ·  
Potential to Modernise and Finish to Own Spec · Off Street Parking

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**Front -**

Off street parking.

**Hallway -**

Composite front door, double glazed window to front, double panel radiator, exposed wood flooring, stairs to 1st floor landing, understairs storage, door to

**Lounge -**

Double glazed bay window to front aspect, exposed wood floor, double panel radiator, feature fireplace.

**W/C -**

White w/c, exposed wood floor.



**Kitchen/Diner -**

**Kitchen** - Range of wall mounted units with cupboards and drawers below, work surfaces, inset gas hob, integrated double oven, space and plumbing for dishwasher, inset 1.5 bowl stainless steel sink, door and window to garden, exposed wood floor.

**Diner** - Double panel radiator, exposed wood floor, doors to rear.

**Wrap Area Extension -**

Double glazed sliding doors and window to garden, wall mounted "Worcester" boiler, Velux window, plumbing for washing machine. Side planned bedroom and en-suite space, double glazed window and Velux.

**Stairs to 1st Floor -**

Double glazed window to side, exposed wood floor, loft access, door to

**Bedroom 1 -**

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

**Bedroom 2 -**

Double glazed window to rear aspect, double panel radiator, feature fireplace, fitted cupboards.

**Bedroom 3 -**

Double glazed window to front aspect, double panel radiator.

**Bathroom -**

White 3-piece suite comprising w/c, wash hand basin with storage below, bath with shower overhead, chrome radiator.

**Garden -**

Southwest facing, mainly laid to lawn, patio, shed.

EPC: Please note that the EPC does not include the extension as it's currently unfinished.



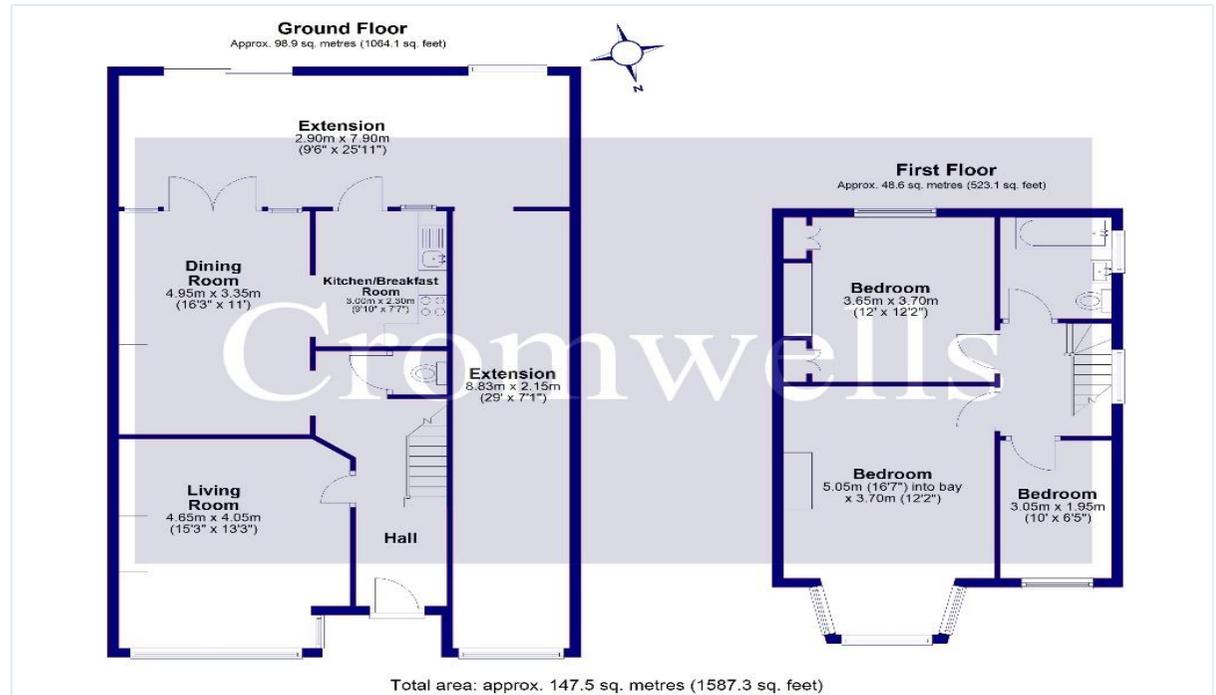
Council Tax - E  
 Tenure - Freehold  
 Square Foot – 1,587.3 sq ft (147.5 sq ms)

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

