

Cromwells



Glyn Road, Worcester Park, KT4 8SD
Guide Price £850,000

Cromwells are proud to offer this stunning, extended 3/4 bedroom family home. The property has been lovingly extended and modernised throughout to include superb features such as open plan kitchen/diner, log burning stove, shutters, electric blinds, 2 bathrooms, bedroom 4/reception 3, large garden, off street parking and potential to extend further STPP. Located ideally on a tree-lined residential road within easy reach of Worcester Park and Cheam both offering a selection of shops, transport links including Worcester Park station and bus routes along with sought after schools such as St Cecillas, Dorchester and Cheam Common. Internal viewing is highly recommended to appreciate what this home has to offer.

Superbly Presented & Extended · Potential to Extend further STPP ·
Off Street Parking · Large Rear Garden

Front -

Door and double-glazed window.

Hallway -

Wood flooring, radiator, door to understairs cupboard, stairs to first floor landing, wall-mounted thermostat, door to:

Reception 1 - 13' 6" x 12' 0" (4.11m x 3.65m)

Double glazed bay window to front aspect, fitted shutters, radiator, wood flooring, feature open fireplace with stone hearth, fitted storage to alcoves, picture rail.

Reception 2 - 12' 10" x 11' 2" (3.91m x 3.40m)

Carpeted, radiator, feature fireplace with wood burning stove and stone hearth.

Reception 3/Bedroom 4 - 10' 2" x 10' 2" (3.10m x 3.10m)

Double glazed window to front aspect, fitted shutters, radiator, wood flooring, double glazed door to rear.



Kitchen/Diner - 16' 3" x 25' 1" (4.95m x 7.64m)

Kitchen - Range of high gloss wall-mounted units with matching cupboards and drawers below, island with drawers, counter tops, inset stainless steel sink and drainer, integrated 5 ring gas hob with extractor fan above, integrated oven, integrated dishwasher, space for fridge freezer, space for wine cooler, vertical radiator and further radiator, wood flooring, bi fold doors to garden with electric remote controlled blinds, space and plumbing for washing machine, underfloor heating, roof lantern, door to boiler cupboard housing

Vaillant boiler & water cylinder, tiled floor. Open to diner:

Diner - Carpeted, double glazed doors to garden with electric remote-controlled blinds, vertical radiator, roof lantern, open to reception 2:

Shower Room -

Modern 3-piece suite comprising a large shower, WC, wash hand basin with storage below, tiled walls and floor, vertical radiator, wall-mounted cupboard, double glazed window to side, underfloor heating.

Stairs to First Floor Landing -

Carpeted, double glazed window to side, loft access (pull down ladder, boarded, light), door to:

Bedroom 1 - 13' 7" x 11' 7" (4.14m x 3.53m)

Double glazed bay window to front, fitted shutters, radiator, carpeted, feature fireplace, fitted wardrobe and cupboard above.

Bedroom 2 - 12' 9" x 11' 3" (3.88m x 3.43m)

Double glazed window to rear, radiator, carpeted.

Bedroom 3 - 7' 8" x 6' 5" (2.34m x 1.95m)

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

Bathroom -

Modern 3-piece suite comprising a tile-enclosed P-shaped bath with shower and hand held shower overhead, WC, wash hand basin with storage below, tiled walls and floor, stainless steel vertical radiator, dual aspect double glazed windows to side and rear, underfloor heating.

Outside

Rear Garden -

Mainly laid to lawn, fence-enclosed rear garden, paved patio area, sockets, light, tap, mature trees, greenhouse.

Front Driveway -

Driveway providing off street parking for 2 cars.



Council Tax - E
 Tenure - Freehold
 Square Foot - 1,693.1 sq ft (157.3 sq m)

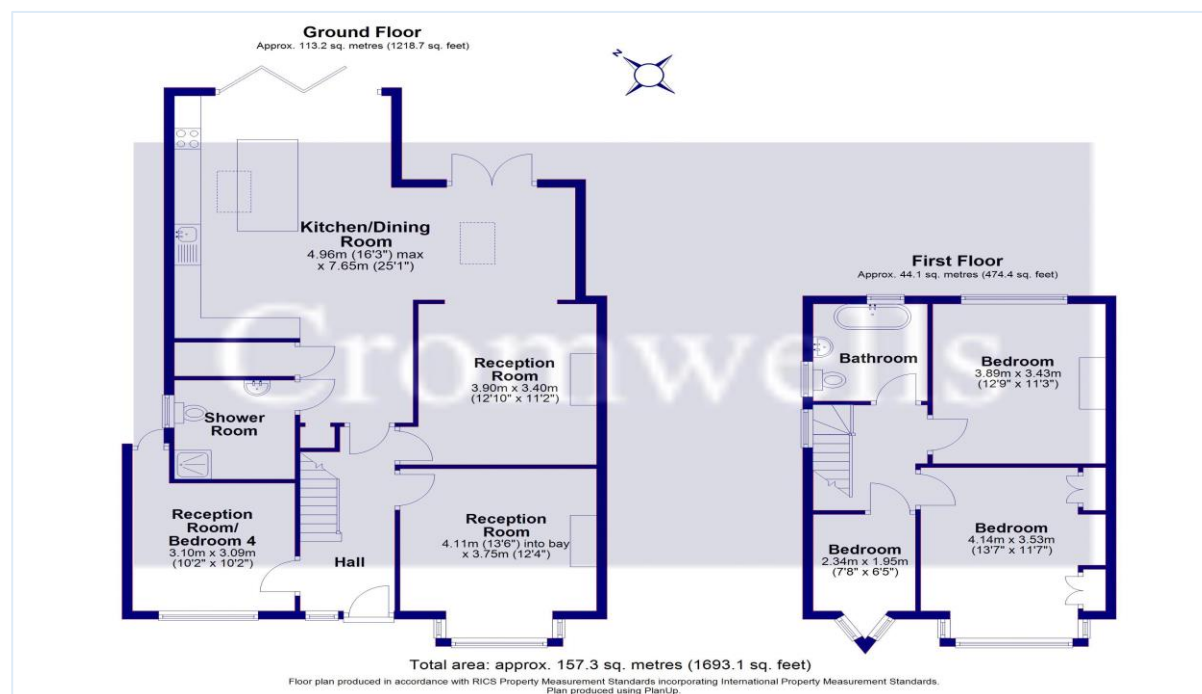
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

