



Caldbeck Avenue, Worcester Park, KT4 8BH
£520,000

Offered to the market with NO ONWARD CHAIN is this 3 bedroom family home. The property offers the new owners scope to improve and extend STPP along with flexible living accommodation, great private rear garden and gated off street parking. Located ideally for access to Worcester Park mainline station, high street and a selection of well performing schools. Internal viewing is highly recommended.

No Onward Chain · Gated Off Street Parking ·
Private Rear Garden · Potential to Extend Subject to Planning
Permission

Porch -

Hallway -

Front door and window to front aspect, double-panel radiator, picture rail, understairs storage cupboard, further large cupboard with space for fridge freezer, carpeted, stairs to first floor landing, door to:

Reception 1 - 15' 3" x 11' 0" (4.64m x 3.35m)

Double glazed window to front aspect, double-panel radiator, carpeted, electric feature fire, picture rail.

Reception 2 - 14' 4" x 11' 0" (4.37m x 3.35m)

Double glazed doors to conservatory, feature gas fire, carpeted, double-panel radiator, archway to:

Kitchen - 7' 8" x 6' 0" (2.34m x 1.83m)

Range of wall-mounted units with matching cupboards and drawers below, inset 1.5 bowl sink, roll top work surfaces, space for oven, space and plumbing for washing machine, door to pantry also housing "Worcester" boiler, double glazed door and window to garden.



Conservatory - 9' 7" x 9' 1" (2.92m x 2.77m)

Double glazed doors and windows to rear and side aspect, wood-effect flooring,

Stairs to First Floor Landing -

Carpeted, access to loft, door to:

Bedroom 1 - 14' 2" x 10' 8" (4.31m x 3.25m)

Double glazed window to front aspect, range of fitted wardrobes and drawers, picture rail, double-panel radiator, carpeted.

Bedroom 2 - 13' 0" x 10' 8" (3.96m x 3.25m)

Double glazed window to rear aspect, range of fitted wardrobes, double-panel radiator, picture rail, carpeted.

Bedroom 3 - 9' 0" x 6' 4" (2.74m x 1.93m)

Double glazed window to front aspect, picture rail, double-panel radiator, carpeted.

Bathroom -

3 piece white suite comprising a panel-enclosed bath with shower overhead, low level WC, pedestal wash hand basin, radiator, tiled walls, double glazed window to rear aspect.

Rear Garden -

Mainly laid to lawn, paved patio area, mature shrub and plant borders, fruit trees, shed, rear access gate, outside tap.

Front -

Gated providing off street parking.



Council Tax - D
Tenure - Freehold

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

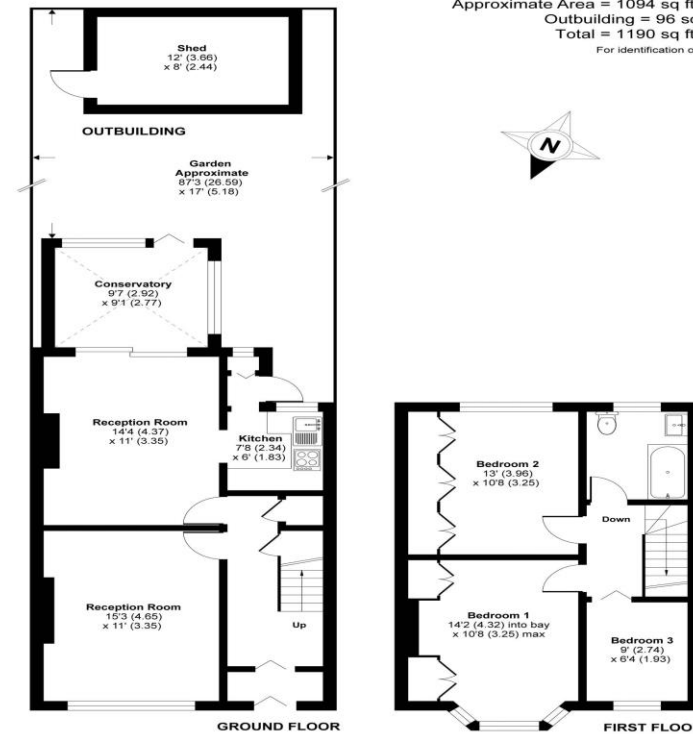
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Caldbeck Avenue, Worcester Park, KT4

Approximate Area = 1094 sq ft / 102 sq m
Outbuilding = 96 sq ft / 9 sq m
Total = 1190 sq ft / 111 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Cromwells Estate Agents. REF: 654796

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

