



**Courtenay Road, Worcester Park, KT4 8RY**  
**Guide Price £600,000**

Offered with NO ONWARD CHAIN is this delightful 3 bedroom semi detached family home. The property has been carefully maintained by the current owner, however it offers the scope to modernise and extend subject to planning permission, along with a large garden, off street parking, 2 separate reception rooms and 3 good size bedrooms. Ideally placed for access to well performing schools, Worcester Park and North Cheam amenities including mainline station and bus routes. Internal viewing is highly recommended.

No Onward Chain · Potential to Extend STPP ·  
Well maintained private rear garden · Off Street Parking

---

**Porch -**

Double glazed porch, front door to:

**Hallway -**

Carpeted, understairs storage cupboard, wall-mounted electric heater, door to:

**Reception Room - 14' 2" x 12' 3" (4.31m x 3.73m)**

Double glazed bay window to front aspect, gas fire with tiled surround, carpeted.

**Dining Room - 14' 2" x 10' 5" (4.31m x 3.17m)**

Double glazed doors to garden, gas fire, carpeted.

**Kitchen - 9' 0" x 8' 0" (2.74m x 2.44m)**

Range of wall-mounted units with matching cupboards and drawers below, roll top work surfaces, inset stainless steel sink with matching drainer, tiled splashback, space for oven and fridge freezer, space and plumbing for washing machine, double glazed window to rear aspect, double glazed door to garden.



#### **Stairs to 1st Floor Landing -**

Double glazed window to side aspect, carpeted, loft access, door to:

**Bedroom 1 - 14' 2" x 10' 9" (4.31m x 3.27m)**

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

**Bedroom 2 - 12' 3" x 12' 0" (3.73m x 3.65m)**

Double glazed window to rear aspect, carpeted, feature fireplace, door to airing cupboard, door to storage cupboard.

**Bedroom 3 - 8' 6" x 8' 0" (2.59m x 2.44m)**

Double glazed window to front aspect, carpeted.

#### **WC -**

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

#### **Bathroom -**

2 piece suite comprising a panel-enclosed bath with shower overhead, wash hand basin with storage below, double glazed window to rear aspect, heated towel rail, tiled walls.

#### **Outside**

#### **Rear Garden -**

Reaching over 100 ft. in length, mainly laid to lawn, paved patio area, mature plant borders, door to storage cupboard with tap, door to gardener's WC (high flush WC, glazed window to side aspect), shed (8 ft x 5 ft), mature trees and shrubs.

#### **Front -**

Off street parking, mainly laid to lawn garden.

#### **Garage -**

Up and over door, power and lighting, passenger door to garden.



Council Tax - E  
Tenure - Freehold

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

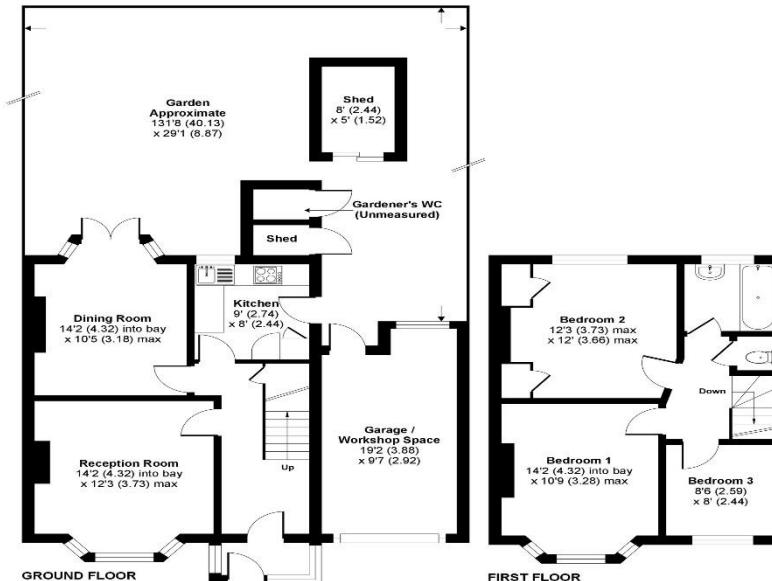
#### Courtenay Road, Worcester Park, KT4

Approximate Area = 1168 sq ft / 108.5 sq m (includes garage & excludes store)

Outbuilding = 51 sq ft / 4.7 sq m

Total = 1219 sq ft / 113.2 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). ©nichicom 2021.

Produced for Cromwells Estate Agents. REF: 731104

