

Cromwells



5 Drumaline Ridge, Worcester Park, Surrey, KT4 7JT
Offers in Excess of £800,000

'NO ONWARD CHAIN' Set on a bold corner plot in this desirable cul-de-sac location is this 4 double bedroom detached family home. The property offers the new owners a wealth of flexible accommodation and potential to make it your own including 2 reception rooms, conservatory, well-appointed kitchen, 4 bedrooms 1 of which benefits from an en-suite along with further family bathroom, Southwest facing garden, off street parking and a detached garage, also housing home office space and shower room. Located ideally off a private road with access to Worcester Park station (zone 4), a well-stocked high street, access to A3 and a selection of highly sought after schools and nurseries. Internal viewing highly recommended.

No Chain · Off Street Parking and Detached Garage · Sought After Cul-de-Sac · 4 Double Bedrooms and 2 Bathrooms

Porch -

Tiled floor, double glazed doors and window.

Front Door -

Hallway -

Wood floor, double panel radiator, understairs storage, wall mounted thermostat, door to

Reception Room 1 - 21' 4" x 12' 6" (6.50m x 3.81m)

Double glazed window to front aspect, double panel radiator, carpeted, doors and window to conservatory, wall mounted air conditioning, door to

Kitchen - 14' 8" x 20' 10" (4.47m x 6.35m)

Range of high gloss wall mounted units with cupboards and drawers below, wooden work surfaces, 2 bowl sink, integrated oven with gas hob and extractor above, integrated dishwasher, integrated washing machine and fridge / freezer, stand-alone island, double glazed windows to rear aspect, double glazed door to side, double panel radiator, wood floor, door to



Reception Room 2 - 15' 10" x 15' 0" (4.82m x 4.57m)

Double glazed window to front and side aspects, wood floor, double panel radiator, door to electric meter cupboard, door to gas meter cupboard, door to cupboard housing 'Worcester' boiler.

Conservatory - 10' 0" x 9' 10" (3.05m x 2.99m)

Double glazed window and doors, tiled floor, fan and light.

W/C -

White 2-piece suite comprising w/c, pedestal wash hand basin, tiled walls and floor.

Stairs to 1st Floor Landing -

Carpeted, loft access, door to large storage cupboard, door to

Bedroom 1 - 11' 10" x 18' 2" (3.60m x 5.53m)

Double glazed window to front aspect, radiator, carpeted, wall mounted air conditioning, range of wardrobes and drawers, door to

En-suite -

Modern 3-piece suite comprising, shower, low level w/c, wash hand basin with storage below, chrome radiator, double glazed window to front aspect.

Bedroom - 9' 9" x 12' 6" (2.97m x 3.81m)

Double glazed window to front aspect, radiator, carpeted, range of fitted wardrobes and desk.

Bedroom - 9' 2" x 9' 3" (2.79m x 2.82m)

Double glazed with to rear aspect, radiator, carpeted, range of fitted wardrobes and desk.

Bedroom - 8' 6" x 10' 6" (2.59m x 3.20m)

Double glazed window to rear aspect, radiator, carpeted, wardrobe.

Bathroom -

White 3-piece suite comprising of panel enclosed bath with shower overhead, w/c, wash hand basin with storage below, chrome radiator, double glazed window to rear aspect.



Garden -

Southwest facing rear garden, gated side access, paved patio area, tap, power point, mature shrubs, steps on to lawn, gated rear to woodland.

Front -

Driveway providing off street parking, lawn area with mature shrubs, gated side access, access to detached garage.

Detached Garage - 15' 9" x 18' 6" (4.80m x 5.63m)

Remote electric roller door, double glazed window to side, shelving, power and light, door to

Office - 7' 11" x 18' 6" (2.41m x 5.63m)

Velux windows, wall mounted air conditioning/heating, wood effect floor, door to side, wall mounted fuse board, door to

Shower Room -

White 3-piece suite comprising shower, w/c, wall mounted wash hand basin.



Council Tax - G
Tenure – Freehold

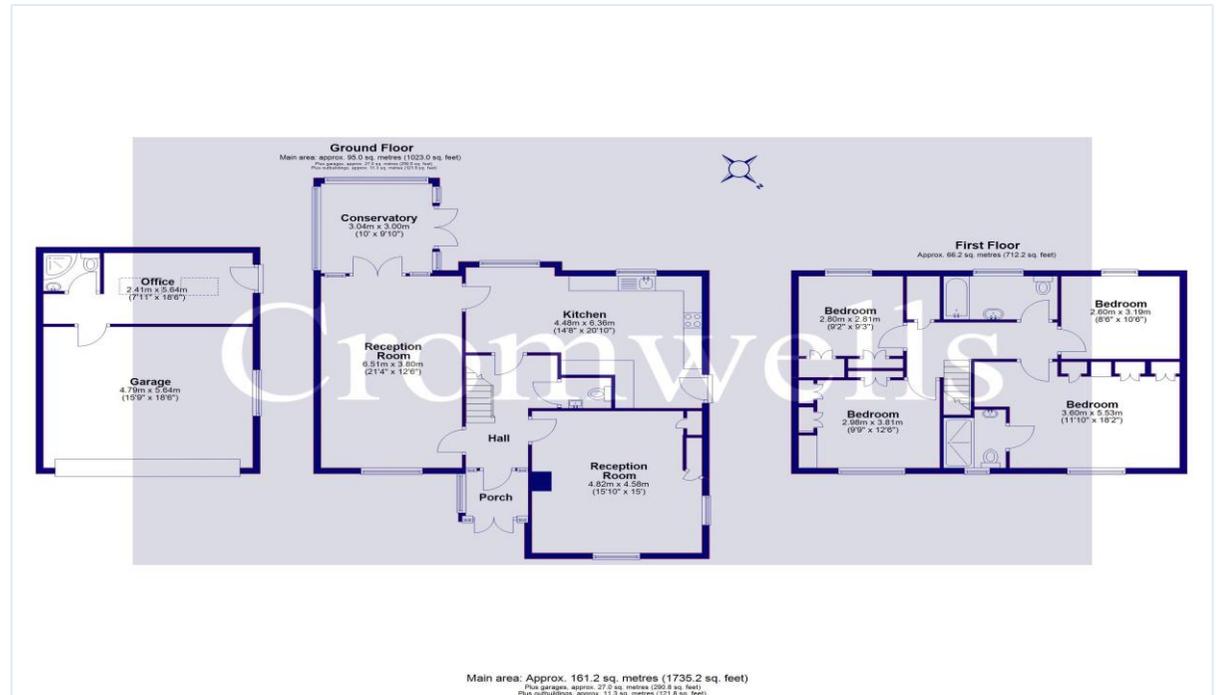
Square Foot
Main House - 1735.2 sq. ft (161.2 sq.m)
Outbuildings – 412.6 sq.ft (38.9 sq.m)

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

