Cromwells

Clarkes Avenue, Worcester Park, KT4 8QB
Guide Price £475,000

Offered with 'NO ONWARD CHAIN' is this beautiful 2 bedroom end of terrace home. The property has been lovingly modernised and maintained over the vendors' time here to include a modern kitchen and bathroom, delightful light filled lounge, garden with studio, off street parking, has permitted development approval for loft conversion and further potential to extend STPP. Located ideally for access to a selection of highly sought after schools including St Cecilia's and Dorchester along with utilising both Worcester Park and North Cheam facilities including Worcester Park station (zone 4), bus routes to Morden and a wide range of shops and amenities. Internal viewing is highly recommended.

NO CHAIN · Permitted Development agreed for loft conversion & potential to extend to side STPP ·
Ample off-street parking ·Garden Room/Studio

Front -
Ample off-street parking, gated access to rear.
Front Door -

Inner Lobby -
Wood effect flooring, stairs to first floor, wall mounted thermostat, radiator, doorway to:
Lounge -
Double glazed window to front aspect, fitted blinds, double panel radiator, carpeted, feature fireplace, shelving and cupboards to alcove.

Kitchen/Diner -
Range of modern wall mounted units with matching cupboards and drawers below, wooden worksurfaces, inset butler's sink, tiled back splash, space for fridge freezer, space for range cooker, integrated washing machine and dishwasher, understairs storage cupboard, double panelled radiator, double glazed window and door to garden, wood effect flooring.

Stairs to First Floor -
Carpeted, loft access (insulated, boarded, pull down ladder, light), door to:
Bedroom 1 -
Double glazed window to front aspect, fitted blinds, double panel radiator, carpeted, fireplace.
Bedroom 2 -
Double glazed window to rear aspect, fitted blinds, radiator, carpeted.
Bathroom -
Modern 3-piece suite comprising a panel enclosed bath with shower overhead, WC, wash hand basin with vanity unit below, chrome radiator, shaver point, tiled floor, double glazed window to rear.

Garden -
Fence enclosed, laid to artificial lawn, mature shrub borders, paved patio, wide side area with gated access to front, tap and lighting, access to garden room, shed.
Garden Room/Studio -
Double glazed doors and windows to garden, power and lighting, wood effect flooring with fitted blinds, door to rear access, rear storage area.

Council Tax - D
Tenure - Freehold
Square Foot - 615. 2 Sq Ft / 57.1 Sq M

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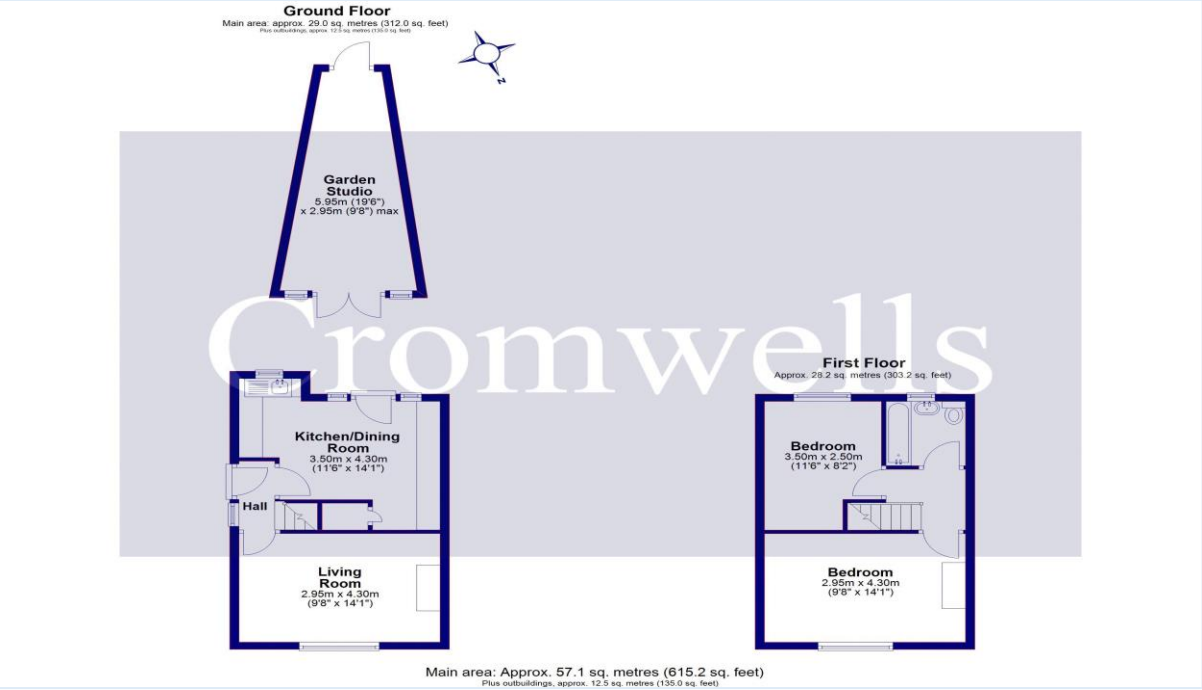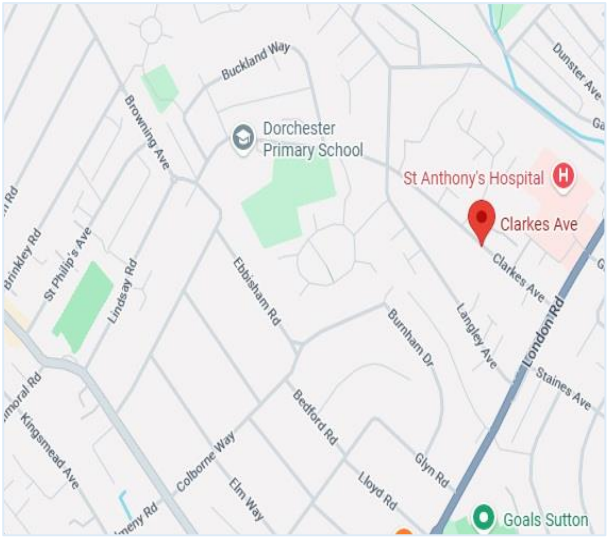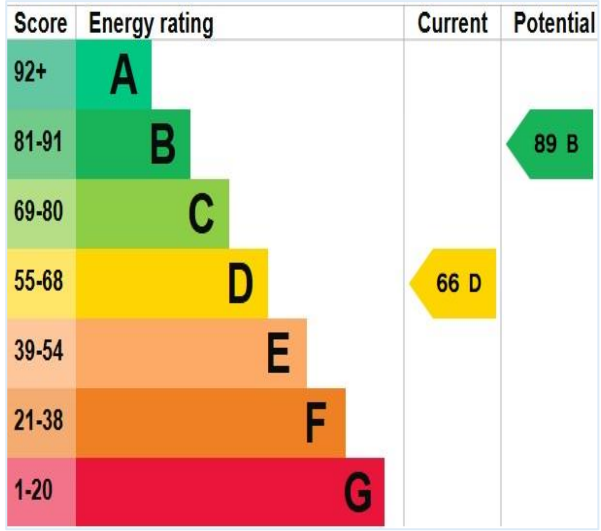
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