

A two-story white house with a bay window on the upper floor and a conservatory on the ground floor. The house has a dark roof with a brick chimney. The conservatory has white frames and glass doors. There are some plants in the foreground and a wooden fence. The sky is blue.

**Cromwells**  
Estate Agents

**Hampton Road, Worcester Park, KT4 8ET**  
**Offers in Excess of £750,000**

Ideally situated moments away from Worcester Park high street is this deceptively spacious 4 bedroom semi detached family home. The property has a wealth of character and charm, 4 double bedrooms, 3 reception rooms, modern kitchen and private garden with summer house and garage. Located within a short walk to the well stocked high street, mainline station ( zone 4) and well performing schools. Internal viewing highly recommended.

Walking Distance to Worcester Park Mainline Station ·  
Detached Garage ·  
Summer House · 3 Reception Rooms

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#### Porch -

#### Hallway -

Two radiators, carpeted, picture rail, coving, stairs to 1st floor landing, door to understairs storage, space for fridge freezer.

#### Reception Room - 16' 7" x 13' 9" (5.05m x 4.19m)

Dual aspect double glazed bay window to front and side, two radiators, wood-effect flooring, picture rail and coving.

#### Dining Room - 13' 9" x 13' 8" (4.19m x 4.16m)

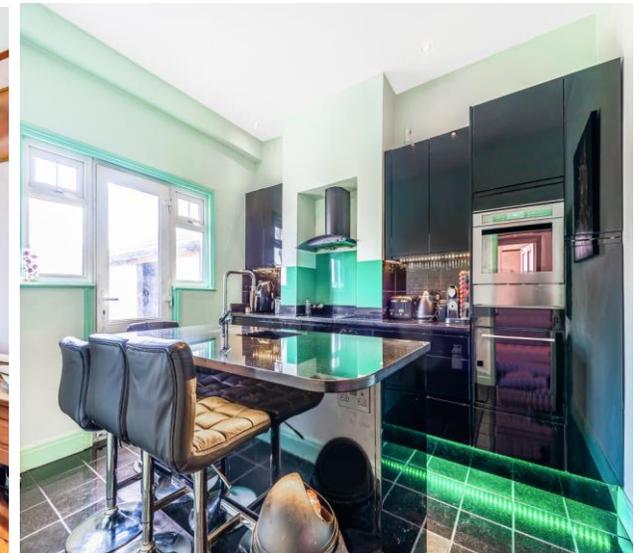
Dual aspect double glazed bay window to side and double glazed doors to rear, radiator, exposed floorboards, picture rail and coving.

#### 3<sup>rd</sup> Reception/Playroom - 16' 7" x 11' 5" (5.05m x 3.48m)

Double glazed bay window to front, exposed floorboards, radiator, picture rail and coving.

#### Downstairs Shower Room

White 3 piece suite comprising a free standing shower, low level WC, pedestal wash hand basin, wood effect flooring, part-tiled walls, double glazed window to rear aspect, ceiling coving.



### **Kitchen -**

Modern black high gloss wall-mounted units with matching cupboards and drawers below, granite work surfaces, inset sink with mixer tap and hot tap function, integrated ceramic hob with extractor above, integrated oven with warming drawer below, space for washing machine and dishwasher, cupboard housing "Worcester" boiler, under counter lighting, modern radiator, double glazed door and window to garden.

### **Stairs to First Floor Landing -**

Carpeted, loft access (boarded and window), door to:

#### **Bedroom 1 - 16' 8" x 11' 9" (5.08m x 3.58m)**

Dual aspect double glazed windows to front and side aspect, feature fireplace, radiator, door to shower room.

#### **Bedroom 2 - 16' 7" x 11' 5" (5.05m x 3.48m)**

Double glazed window to front aspect, feature fireplace, radiator, coving.

#### **Bedroom 3 - 13' 8" x 11' 9" (4.16m x 3.58m)**

Dual aspect double glazed window to side and rear, feature fireplace, radiator, coving.

#### **Bedroom 4 - 13' 8" x 11' 5" (4.16m x 3.48m)**

Double glazed window to rear aspect, feature fireplace, radiator, fitted wardrobe, coving.

### **WC -**

White low level WC, wash basin with storage below, chrome heated towel rail, airing cupboard, tiled floor, part-tiled walls, double glazed window to rear.

### **Shower Room -**

Large multi-functional shower, chrome heated towel rail, tiled floor, part-tiled walls, chrome heated towel rail, double glazed window to front aspect.

### **Garden -**

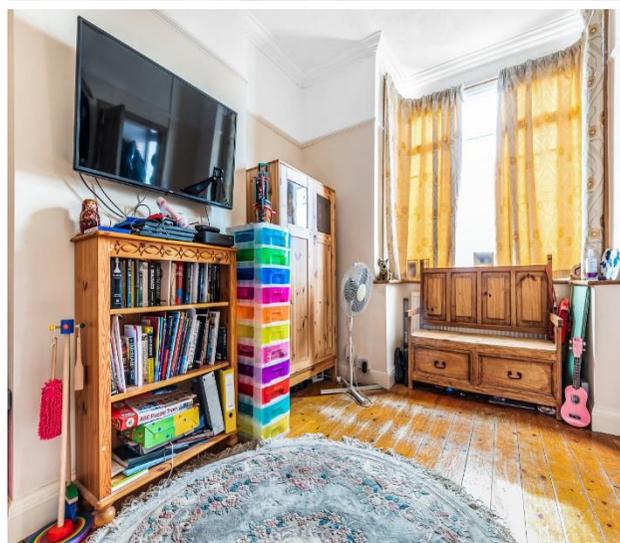
Paved patio area, access to extra storage area with power, steps to lawn area, mature shrub borders, apple trees, gated side access.

### **Garage -**

Up and over door.

#### **Summer House - 18' 1" x 12' 9" (5.51m x 3.88m)**

Dual aspect double glazed door and windows, power.



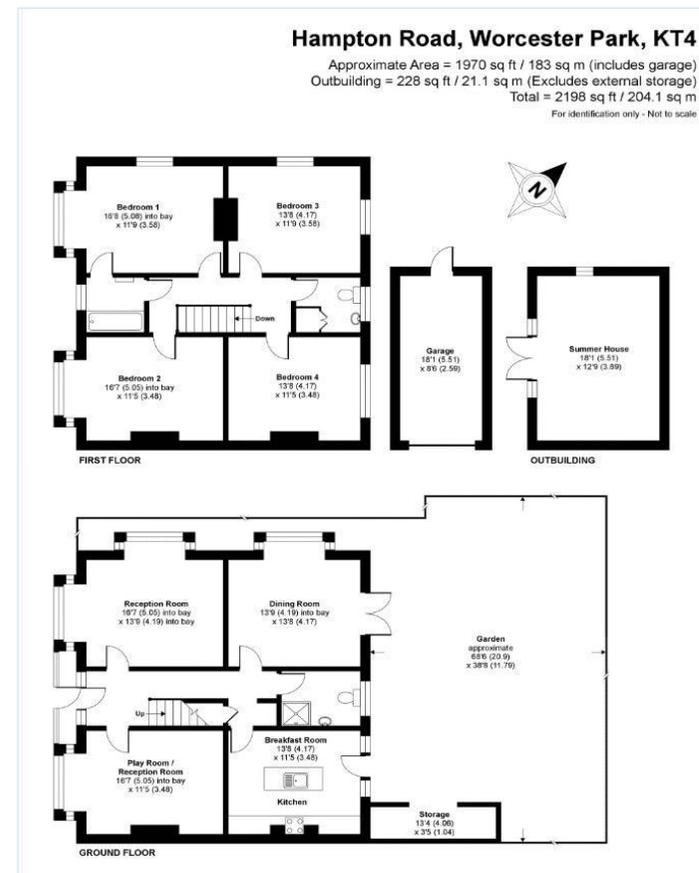
Council Tax - F  
Tenure - Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

