



Braemar Road, Worcester Park, KT4 8SW
Guide Price £475,000

Offered with NO ONWARD CHAIN is this delightful 3 bedroom mid terrace family home. This property benefits from the potential to extend and improve, along with a modern kitchen, 2 separate reception rooms, private rear garden, detached garage and off street parking. Ideally situated within a short walk to Worcester Park high street with its mainline station, offering speedy links in London Waterloo along with access to a selection of well performing schools. Internal viewing highly recommended.

NO ONWARD CHAIN · Off Street Parking ·
Detached Garage · Modern Kitchen

Entrance -

Front door and double glazed window.

Hallway -

Stripped floorboards, double panel radiator, under stairs storage, door to.

Lounge - 13' 5" x 11' 4" (4.09m x 3.45m)

Double glazed bay window to front aspect, carpeted, double panel radiator, feature fireplace, picture rail.

Dining Room - 12' 3" x 10' 7" (3.73m x 3.22m)

Double glazed doors to garden access, stripped floorboards, double panel radiator, open fire place, picture and dado rail.

Downstairs Cloakroom -

White low level w/c, wall mounted wash hand basin.

Kitchen - 9' 5" x 6' 8" (2.87m x 2.03m)

Modern range of white modern wall mounted units with matching cupboards and drawers below, roll top work surfaces, inset 1 1/2 bowl sink, integrated oven, microwave and hob with extractor above, space for fridge freezer, space and plumbing for washing machine, cupboard housing central heating boiler, door and window to garden.



Stairs to 1st Floor Landing -

Stripped floorboards, loft access, door to.

Bedroom 1 - 13' 2" x 11' 9" (4.01m x 3.58m)

Double glazed bay window to front aspect, stripped floorboards, double panel radiator, fireplace, fitted wardrobe.

Bedroom 2 - 12' 0" x 11' 9" (3.65m x 3.58m)

Double glazed window to rear aspect, stripped floorboards, double panel radiator, picture rail.

Bedroom 3 - 8' 6" x 5' 9" (2.59m x 1.75m)

Double glazed window to front aspect, stripped floorboards, radiator, picture rail.

Shower Room -

Three piece suite comprising double width shower, low level w/c, wash hand basin with storage below, chrome heated towel rail, double glazed window to rear access.

Rear Garden -

South West facing private rear garden, mainly laid to lawn, paved patio area, mature shrub borders, access to garage.

Detached Garage - 20' 4" x 16' 9" (6.19m x 5.10m)

Large garage space with lighting, up and over door to rear access.

Front -

Off street parking along with mature shrubs.



Council Tax - D
Tenure - Freehold

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

020 8337 6603
admin@cromwellswpark.com

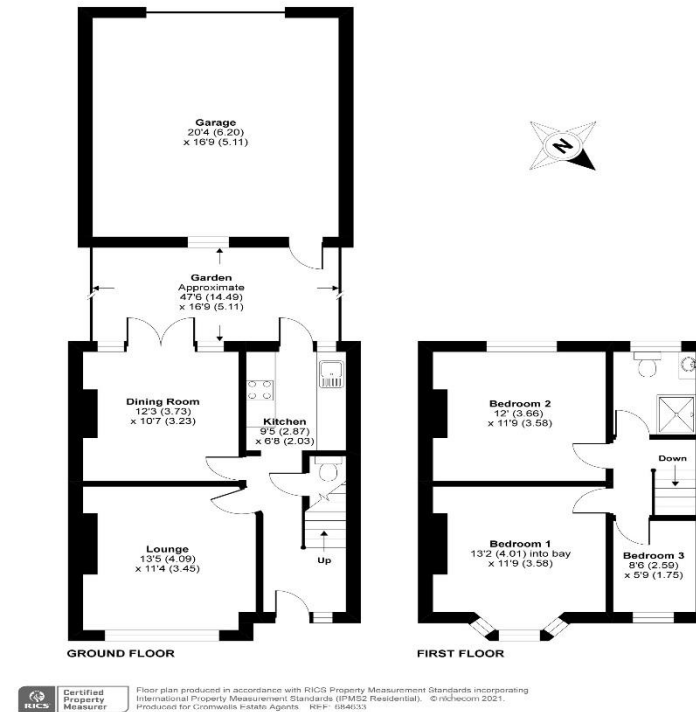
Disclaimer

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

Braemar Road, Worcester Park, KT4

Approximate Area = 1236 sq ft / 114.8 sq m (includes garage)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

