

Cromwells



**29 Delta Road, Worcester Park, Surrey, KT4 7HP**  
**Offers in Excess of £1,250,000**

NO CHAIN - Cromwells are delighted to offer the finest example of a detached family home. Situated on a sought-after road is this 4-bedroom, 2-bathroom property. The property is stunning throughout and offers quality including bespoke well-appointed kitchen forming part of a large, sunbathed family/dining space overlooking the Southwest facing garden, further reception to front, 4th bedroom with principal suit offers en-suite and doors to its own private terrace, 3 further bedrooms and family bathroom. Located ideally for access to Worcester Park mainline station (zone 4), high street, a selection of schools and nurseries along with bus routes and access to A3. Internal viewing a must.

No Chain · Stunning Throughout ·  
Landscaped Southwest Facing Garden · 4 Double Bedrooms and 2  
Bathrooms

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**Front -**

In and out drive, lawn area, mature shrub edges, side access.

**Front Door -**

**Hallway -**

Double glazed dual aspect porthole windows, radiator, oak floor, wall mounted thermostat, stairs to 1st floor, understairs storage, door to

**Reception Room - 13' 7" x 13' 7" (4.14m x 4.14m)**

Double glazed dual aspect windows, fitted shutters, double panel radiator, oak floor, bespoke built in unit, wall lights.

**W/C -**

White 2-piece suite comprising w/c, wash hand basin with storage below, part tiled walls and tiled floor.



**Open Plan Kitchen/Diner/Family Room - 31' 4" x 21' 8"**  
**(9.54m x 6.60m)**

**Diner/Family Room** - Oak Floor, underfloor heating, large sliding doors to terrace and garden.

**Kitchen** - Stunning range of handmade wall mounted units with matching cupboards and drawers below, quartz work surface, inset 1.5 bowl sink, integrated double ovens, large hob with extractor above, integrated dishwasher and fridge, large island, double glazed window to side, sliding doors to garden, oak floor, underfloor heating, door to

**Utility/Boot Room - 8' 10" x 12' 2" (2.69m x 3.71m)**

Range of wall mounted units with cupboards below, work surface, inset stainless steel sink, integrated dishwasher, space and plumbing for washing machine and tumble dryer, space for fridge/freezer, large cupboard housing 'Worcester' boiler and storage, double panel radiator, double glazed window and shutters to front aspect, double glazed door to side, wood effect flooring.

**Stairs to 1st Floor Landing -**

Carpeted, loft access (ladder, light and boarded), double door to large linen cupboard, double panel radiator, door to

**Bedroom 1 - 22' 4" x 13' 1" (6.80m x 3.98m)**

Double glazed window and doors to terrace, double panel radiator, wall mounted air conditioning unit, range of wardrobes and drawers, door to

**En-suite -**

Modern white 3-piece suite comprising full width shower with hand shower attachment, wash hand basin with drawer below, w/c, radiator, double glazed window to rear aspect, part tiled walls and tiled floor.



**Bedroom 2 - 13' 7" x 13' 7" (4.14m x 4.14m)**

Double glazed dual aspect windows with shutters, double panel radiator, carpeted, range of fitted wardrobes and drawers, wall mounted air conditioning unit.

**Bedroom 3 - 8' 10" x 13' 1" (2.69m x 3.98m)**

Double glazed window to rear aspect, double panel radiator, carpeted, range of fitted wardrobes and drawers, wall mounted air conditioning unit.

**Bedroom 4 - 10' 0" x 9' 2" (3.05m x 2.79m)**

Double glazed window to front aspect, fitted shutters, eaves storage cupboards, double panel radiator, carpeted.

**Family Bathroom -**

Modern 4-piece suite, panel enclosed bath, shower, w/c, wash hand basin with cupboard below, chrome radiator, tiled walls and floor, double glazed window to front aspect.

**Garden -**

Beautifully landscaped Southwest facing rear garden offering raised limestone terrace with raised planters, steps down to further patio area leading to a large lawn with mature shrub and flower beds, shed, further enclosed rear area with sand pit, mature trees, lawn area, feature lighting runs throughout, side access, tap, power point, electric awning.

**1st Floor Terrace -**

Seating area overlooking garden, metal balustrade detail, electric awning.



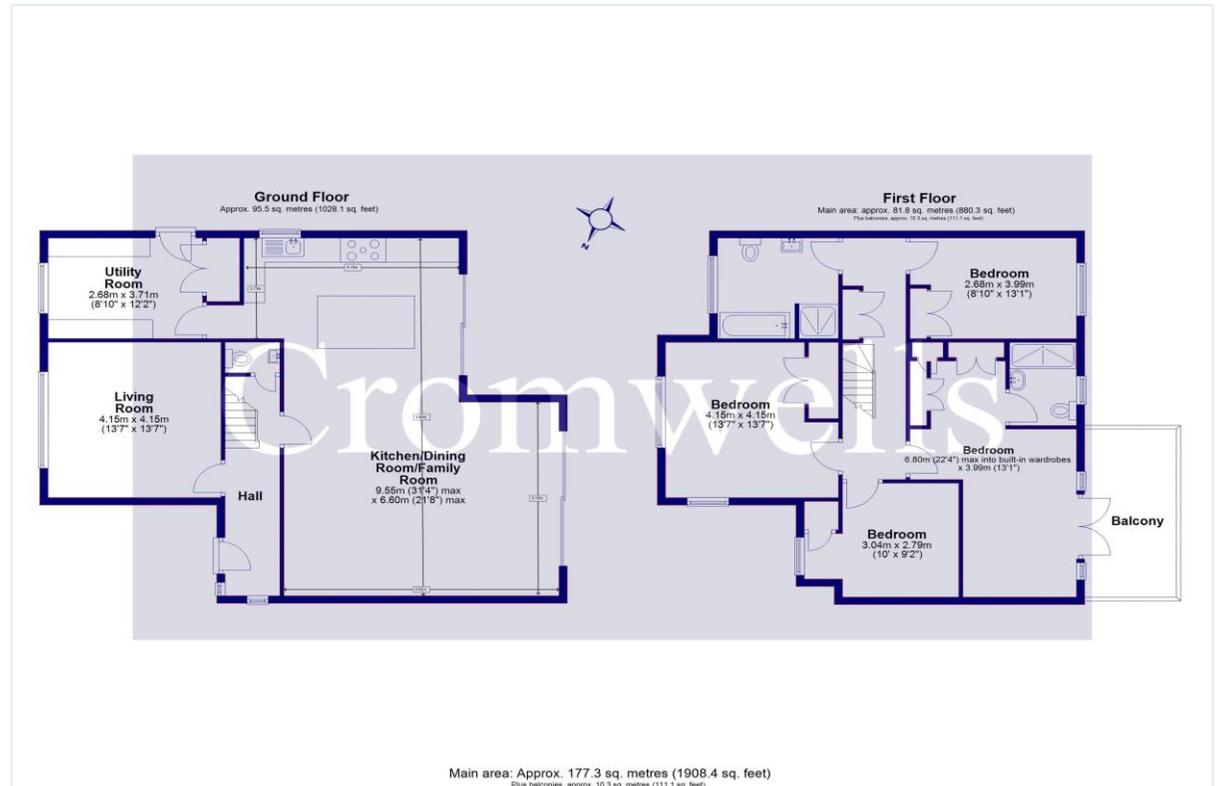
Council Tax - F  
 Tenure – Freehold  
 Square foot – approx. 1908.4 sq,ft (177.3 sq.mt)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

