

Cromwells



41 Leyfield, Worcester Park, Surrey, KT4 7LP
£975,000

We are delighted to present this 4/5 bedroom extended detached family home. Set in one of the premium tree-lined roads, just a short walk to Worcester Park mainline station, high street and well regarded schools. The house is fully double glazed and has been extended and modernised with energy-saving electrical works, insulated externally with cladding with a silicon render. Boasting further scope to extend (STPP), newly fitted kitchen, 4/5 double bedrooms, 4 bathrooms, a very large detached garage, secure driveway and well maintained garden. Internal viewing highly recommended. NO ONWARD CHAIN

Entrance Hallway - 13' 7" x 8' 7" (4.14m x 2.61m)

Tiled flooring with under stairs storage, leading to:

Cloakroom - 5' 1" x 2' 4" (1.55m x 0.71m)

Modern two piece white suite comprising low-level w/c, wall-mounted wash hand basin, tiled floor and part-tiled walls, UPVC double glazed window to side aspect.

Lounge/Diner/Kitchen

Lounge Area - 13' 4" x 11' 7" (4.06m x 3.53m)

UPVC double glazed bay window with stained glass transoms, wood-effect flooring, feature fireplace, radiators, ceiling downlights

Kitchen / Diner - 23' 3" x 20' 4" (7.08m x 6.19m)

Newly fitted kitchen and worktops, low-level units with soft-closing drawers, stainless steel and glass sink with matching stainless steel boiling hot water Quatro kitchen tap, fitted Fisher & Paykel dishwasher, stainless steel 5 burner cooker with a glass splash-back, American-style fridge with chilled water and ice, center island with drawers below and breakfast bar area, ceiling downlights, door to:

Utility Room - 9' 1" x 8' 3" (2.77m x 2.51m)

Wall-mounted units with matching cupboards below, roll top work surfaces, inset stainless steel sink, space and plumbing for washing machine, new fuse boxes, UPVC double glazed door allowing access to side secure driveway



Stairs to first floor landing

Lounge Area / Landing / Bedroom 5 - 13' 7" x 11' 0" (4.14m x 3.35m)

LED downlights, UPVC double glazed window to side access, radiator.

Bedroom 2 - 14' 7" x 10' 9" (4.44m x 3.27m)

UPVC double glazed bay window with stained glass transoms to front aspect, oak wood floor and skirting, radiator, door to:

Bedroom 3 - 15' 9" x 8' 6" (4.80m x 2.59m)

UPVC double glazed window to rear aspect, LED downlights, coved ceiling, cable and mounting for TV, new fitted carpet, radiator.

Bedroom 4 - 10' 2" x 13' 1" (3.10m x 3.98m)

UPVC double glazed Juliette balcony doors to rear aspect, LED downlights, cable and mounting for TV, new fitted carpet, radiator.

Family Bathroom - 14' 7" x 10' 9" (4.44m x 3.27m)

Slipper bath, tiled flooring with underfloor heating, part tiled walls, UPVC double glazed window to side.

En Suite - 6' 6" x 7' 5" (1.98m x 2.26m)

Modern three piece suite comprising low level w/c, panel enclosed bath with shower overhead, raised sink, part tiled walls, ceiling down lighters, UPVC double glazed window to front,

Wet Room - 2' 0" x 1' 0" (0.61m x 0.30m)

Modern fitted wet room with shower, wash hand basin, low level w/c, fully tiled.

Stairs to second floor landing

Bedroom 1 - 32' 10" x 16' 9" (10.00m x 5.10m)

Dual aspect double glazed velux and UPVC windows, LED downlights, 4 eaves storage cupboards and fitted wardrobes, separate area for dressing room or ensuite (1st Fix plumbed).

Rear Garden -

Mainly laid to lawn with a patio area and detached secure garage.

Large Detached Garage -

Forward pitched tiled roof, double glazed windows and roller shutter, separate power, water and drainage and equally large carport on the side full width of garden, ideal annex or office STPP, concrete secure driveway to the front.

Front garden -

Off street parking for 3-4 cars, roller shutter, access to side driveway, flower borders and paneled fencing.



Council Tax - F
Tenure - Freehold

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

020 8337 6603
cromwellspark@btconnect.com

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