



15 Delcombe Avenue, Worcester Park, KT4 8NY

Guide price £525,000



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WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this well presented, extended three bedroom family home. The property benefits from spacious open plan living, a modern kitchen and bathroom, a pretty rear garden, a detached garage and off street parking.

The property is ideally positioned for access to Dorchester school along with other outstanding performing schools, transport links including Worcester Park mainline station and bus routes, along with a well stocked high street and parkland.

Accommodation

Covered entrance
Obscure double glazed composite front door to..

Entrance hall
Wood laminate flooring, modern radiator, under stairs storage cupboard, obscure UPVC double glazed window to front aspect.

Lounge
UPVC double glazed bay window to front aspect, modern radiator, wood laminate flooring, wall mounted “hive” heating control, open plan to..

Dining area
Wood laminate flooring, modern radiator, fitted storage cupboards (housing combination boiler) with space and plumbing for washing machine and tumble dryer.

Kitchen
Range fitted gloss wall units with matching cupboards and drawers below, quartz effect worktops with inlaid stainless steel sink and brushed chrome mixer tap, space for gas range cooker with extractor fan above, space for American style fridge/freezer, integrated dishwasher, tiled splash back, wood laminate flooring, modern radiator, UPVC double glazed windows and patio doors to rear aspect.

Stairs to 1st floor landing
Loft access with pull down ladder

Bedroom one
UPVC double glazed bay window to front aspect single panel radiator.

Bedroom two
UPVC double glazed window to rear aspect, single panel radiator, fitted wardrobes and cupboard space.

Bedroom three
UPVC double glazed window to front aspect, double panel radiator.

Bathroom
Modern three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level pushbutton flush WC, modern radiator, tiled flooring, part tiled walls, obscure UPVC double glazed window to rear aspect.

Rear garden (South Westerly aspect) Approximately 35ft Paved patio area with footpath leading to rear, lawn section with raised flower beds, fence enclosed, outside tap.

Detached garage
Electric roller shutter door with power and lighting.

Front
Driveway providing off street parking for two cars.

BUYER’S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.









Floor Plan

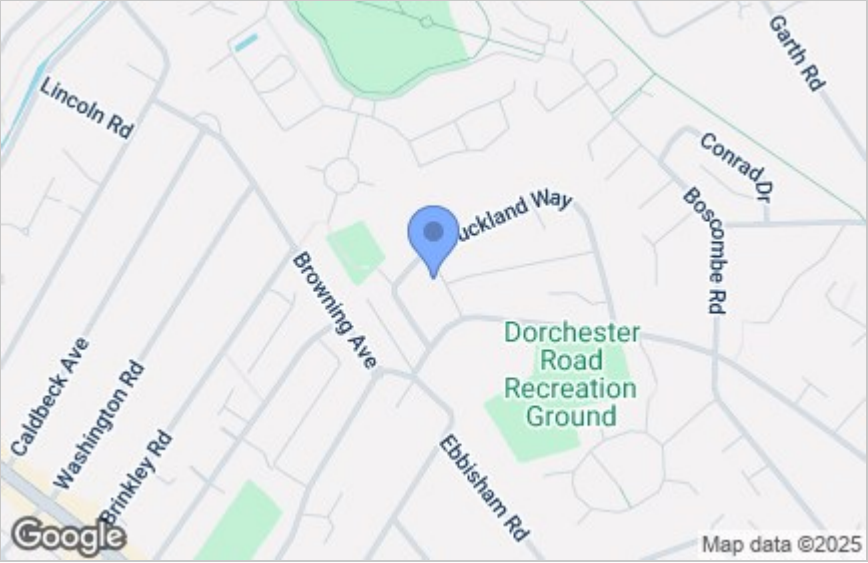


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

