

# Cromwells



**Kingshill Avenue, Worcester Park, KT4 8DB**  
**Guide Price £450,000**

Offered to the market with NO ONWARD CHAIN is this 3 bedroom, terraced family home. The property has been well maintained by the current owners, but offers the chance to modernise and extend (STPP). Located ideally in a sought after residential location within easy access of Worcester Park Mainline Station (Zone 4), a well stocked High Street along with a selection of schools and nurseries. Current accommodation include 2 separate reception rooms, 2 double bedrooms & a private rear garden, Internal viewing highly recommended.

NO ONWARD CHAIN · Potential to Modernise and Extend (STPP) · Sought After Location · Walking distance to Worcester Park Mainline Station (Zone 4)

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**Porch -**

Double glazed doors and windows, front door to:

**Hallway -**

Wood flooring, double panel radiator, stairs to first floor landing, understairs storage cupboard

**Lounge - 13' 3" x 10' 4" (4.04m x 3.15m)**

Double glazed Georgian style bay window to front aspect, radiator, carpeted, fireplace, picture rail

**Dining Room - 10' 4" x 10' 0" (3.15m x 3.05m)**

Double glazed windows and door to garden, wood effect flooring, radiator, picture rail

**Kitchen - 7' 9" x 5' 9" (2.36m x 1.75m)**

Range of country style wall mounted units with open units below, work surfaces, space for appliances, wall mounted boiler, tiled splash back, tiled flooring, double glazed door and window to garden



**Stairs to first floor landing -**

Loft access and doors to:

**Bedroom 1 - 13' 7" x 9' 10" (4.14m x 2.99m)**

Double glazed Georgian style bay window to front aspect, radiator, carpeted, range of fitted wardrobes, picture rail.

**Bedroom 2 - 10' 6" x 9' 10" (3.20m x 2.99m)**

Double glazed window to rear aspect, radiator, range of fitted wardrobes.

**Bedroom 3 - 8' 10" x 6' 1" (2.69m x 1.85m)**

Double window to front aspect, radiator, picture rail

**Bathroom - 6' 1" x 5' 7" (1.85m x 1.70m)**

White 3 piece suite, comprising panel enclosed bath with handheld shower, low level WC, wash hand basin with storage below, tiled walls

**Garden -**

Fence enclosed rear garden, laid to lawn, established shrub borders, vegetable beds, greenhouse, garden shed

**Front Garden -**

Mature plants and shrub filled garden, pathway to front door



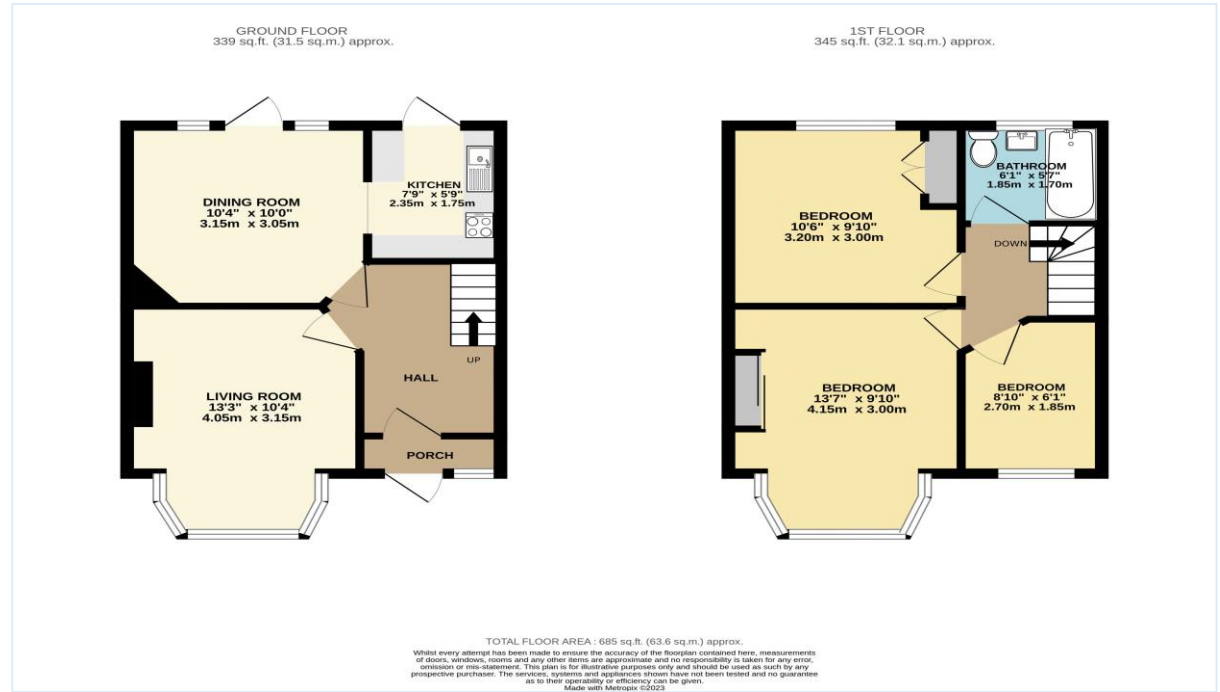
Council Tax - D  
 Tenure - Freehold  
 Square Foot - 685 Sq Ft (63.6 sq m)

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**Disclaimer**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

