

# Cromwells



**Avon Close, Worcester Park, KT4 7AQ**  
**£425,000**



Cromwells are delighted to offer this 2 bedroom, ground floor maisonette with private rear garden. The property benefits from a modern kitchen with access to the rear garden, bright and sizable lounge/diner, 2 double bedrooms, modern kitchen and C EPC rating. Ideally positioned in a leafy no through road within walking distance of Worcester Park mainline station (zone 4) with great links to London, along with a well stocked high street and a selection of schools and amenities. Internal viewing is highly recommended.

2 Double Bedrooms · Long Lease ·  
Private Garden · Ideal Station & High Street Access

#### **Front Door -**

#### **Hallway -**

Wall mounted fuse board, wood effect flooring, door to large storage cupboard, door to

#### **Lounge/Diner - 14' 7" x 12' 11" (4.44m x 3.93m)**

Double glazed windows to front aspect with fitted blinds, double panel radiator, wood effect flooring.

#### **Kitchen - 9' 10" x 7' 10" (2.99m x 2.39m)**

Modern range of grey Shaker style units and drawers, work surfaces, inset white sink and drainer, space for oven, fridge freezer, space and plumbing for washing machine and dishwasher, door to storage cupboard, eye level shelving, wall mounted 'Worcester' boiler, double panel radiator, wood effect flooring, double glazed window to rear, double glazed door to garden access.



**Bedroom 1 - 12' 11" x 10' 6" (3.93m x 3.20m)**

Double glazed window to rear aspect, double panel radiator, range of fitted wardrobes, wood effect flooring.

**Bedroom 2 - 11' 3" x 9' 11" (3.43m x 3.02m)**

Double glazed window to front aspect, fitted blinds, double panel radiator, wood effect flooring.

**Bathroom -**

Modern 3 piece suite comprising tile enclosed bath with shower attached, low level W/C, pedestal wash hand basin, tiled walls and floor, double glazed window to rear, radiator.

**Side Access -**

Covered gated side access, door to brick built storage shed, power socket, leading to

**Rear Garden -**

Paved patio area, mainly laid to lawn with rear patio.

**Front -**

Mainly laid to lawn, hedge.





Council Tax - C  
 Tenure - Leasehold  
 Total Floor Area – 678.1 sq ft (63 sq m)

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

020 8337 6603  
 admin@cromwellswpark.com

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