

Cromwells



Broadmead Avenue, Worcester Park, KT4 7SW
£650,000

'A Rare Gem' Cromwells are delighted to offer this beautiful 2 bedroom detached bungalow. The property built circa '2012' offers the new owners modern detached living, well appointed kitchen, master bedroom with en-suite bathroom along with a further shower room, wrap around gardens, gated off street parking and potential to extend (**subject to planning permission**). Located ideally for access to Worcester Park high street with a well stocked array of shops, mainline station (zone 4) along with other transport links, access to Old Malden and the A3. Initial viewing highly recommend to appreciate what this property has to offer.

No Onward Chain · Built Circa '2012' ·
Detached with Gated Off Street Parking · Potential to Extend Subject
to Planning Permission

**Front Door -
Hallway -**

Double glazed window to front with fitted blinds, double panelled radiator, wood flooring, wall mounted thermostat, door to
Shower Room - 7'9" x 6'10" (2.35m x 2.08m)

Modern 3 piece suite comprising of shower cubicle with overhead and hand shower, low level push flush w/c, wash hand basin with storage below, part tiled walls and tiled floor, chrome radiator, double glazed window to side with fitted blinds.

Lounge/Diner/Kitchen -

Lounge/Diner - 12'10" x 12'2" (3.90m x 3.70m) Double glazed window to front with fitted blinds, double panel radiator, wood flooring, open to

Kitchen - 11'2" x 10'6" (3.40m x 3.20m) Modern range of wall mounted units with matching cupboards and drawers below, inset 1.5 bowl stainless steel sink, granite work surfaces, integrated 'Smeg' oven with 'Smeg' hob and extractor above, space and plumbing for washing machine, space for fridge freezer, wall mounted 'Worcester' boiler, double glazed window to front with fitted blinds and double glazed doors to garden, wood flooring, door to large storage cupboard, further door to



Inner Hallway -

Wood flooring, loft access (pull down ladder), door to

Loft Room -

Usable loft room with power and lighting, access to large eaves area.

Bedroom 1 - 13' 1" x 9' 10" (3.98m x 2.99m)

Double glazed window to rear aspect with fitted blinds, double panelled radiator, carpeted, door to

En-suite - 6' 6" x 6' 6" (1.98m x 1.98m)

Modern 3 piece suite comprising of 'P' shape bath with shower overhead and hand attachment, low level push flush w/c, wall mounted sink, part tiled walls, tiled floor, chrome radiator, double glazed window to side aspect with fitted blind.

Bedroom 2 - 11' 2" x 9' 6" (3.40m x 2.89m)

Double glazed window to rear aspect with fitted blinds, double panelled radiator, carpeted, fitted dresser.

Rear Garden -

Wrap around garden, paved patio areas, mature shrub borders, storage shed, access via both sides, fence enclosed lawn area, gated access to block paved off street parking.

Front -

Paved pathway, gated side access lawn area, tap, slope to front door.

Parking -

Block paved driveway providing off street parking.



Council Tax - E
 Tenure - Freehold
 Total Floor Area – 874 sq ft (81.2 sq m)

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Disclaimer

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GROUND FLOOR
 663 sq.ft. (61.6 sq.m.) approx.

LOFT ROOM
 211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA: 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

