

Cromwells



St. Philips Avenue, Worcester Park, KT4 8JS
Guide Price £500,000

Guide Price £500,00 - £525,000. Offered with NO ONWARD CHAIN is this delightful 3-bedroom end of terrace family home. The property offers ample scope to improve and extend (subject to planning permission), well-proportioned accommodation, 2 double bedrooms, private rear garden, rear access, and garage. The property is situated ideally for access to Worcester Park high street with an array of shops, Worcester Park mainline station (Zone 4) and a selection of transport links plus highly regarded schools locally. Internal viewing highly recommended.

No Onward Chain · Potential to Modernise and Extend STPP · Private Rear Garden with Garage · Ideally Located for Access to Worcester Park

Front

Crazy paved with flower beds, wooden front door to

Hallway

Window to side aspect, radiator, thermostat, understairs cupboard housing gas/electric meters, cupboard housing boiler, carpeted.

Stairs to 1st Floor Landing

Window to side aspect, access to loft space.

Lounge/Dining Room - 24'5" x 10'11"

Lounge - Double glazed window to front aspect, carpeted, radiator.
Dining Room - Carpeted, 2 radiators, door to utility.

Kitchen - 10'4" x 6'2"

Range of wall mounted units with cupboards and drawers below, work surfaces, inset stainless steel sink and drainer, space for low level appliance, space for oven, door, and window to utility/lean to



Utility Area -13'3" x 5'3"

Lean to, patio doors to garden and double glazed window to garden, tiled floor, plumbing for washing machine, space for fridge freezer, 2 storage cupboards, Velux windows.

Bedroom 1 - 12'3" x 9'10"

Double glazed window to front aspect, radiator, carpeted.

Bedroom 2 - 11'9" x 10'6"

Double glazed window to rear, radiator, carpeted.

Bedroom 3 - 6'9" x 6'8"

Double glazed window to front, radiator, carpet.

Bathroom - 8'0" x 6'2"

Three-piece suite comprising panel enclosed bath with shower attachment overhead, w/c, pedestal wash hand basin, airing cupboard housing hot water cylinder, double glazed window to rear aspect.

Rear Garden

Crazy paved patio, surrounding lawn area, flower and shrub borders, green house, garage and shed, rear access.

Garage



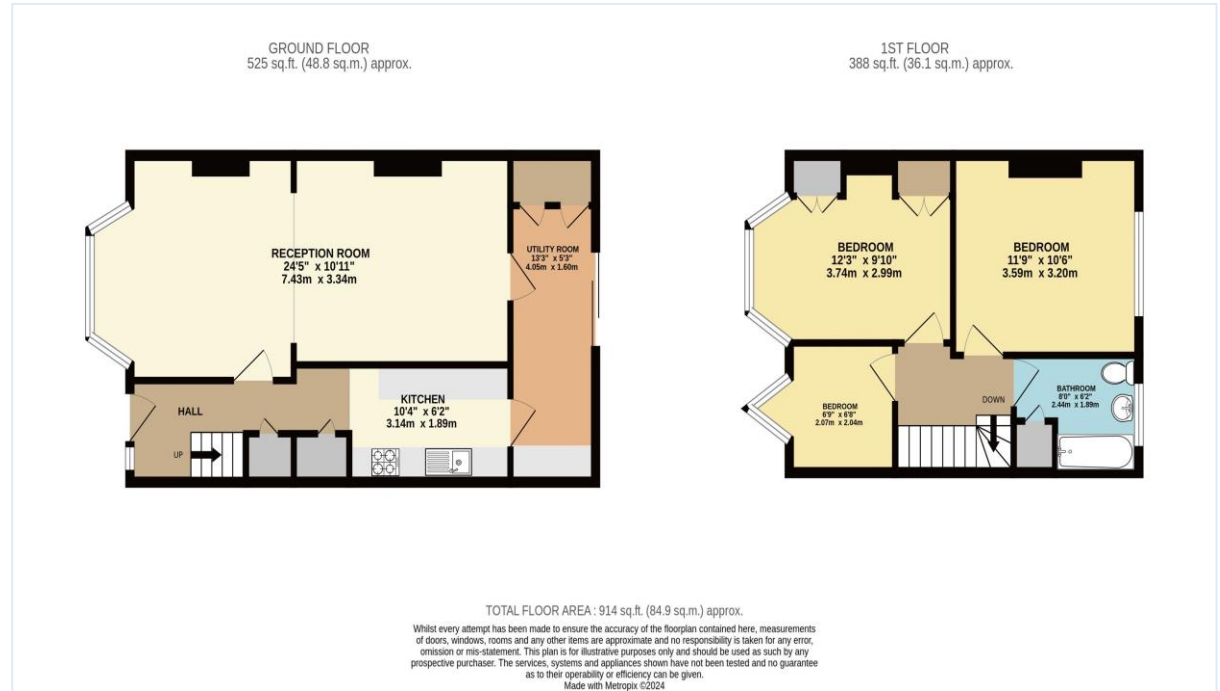
Council Tax - D
 Tenure -
 Square Foot - 914 sq ft (84.9 sq m)

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

020 8337 6603
 admin@cromwellswpark.com

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
91	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

