

Cromwells



Risborough Drive, Worcester Park, KT4 8DA
Guide Price £600,000

Cromwells are delighted to present this immaculate and modern 3 bedroom, extended family home. The property is ideally located for access to Worcester Park mainline station (zone 4), well stocked high street, open parkland and a selection of schools and nurseries. This property has been updated throughout to include a beautiful open plan living area with fully fitted kitchen, downstairs WC, modern bathroom, garden with a detached garage and off street parking. Internal viewing recommended to appreciate fully what this home has to offer.

Off Street Parking · Central Location within walking distance to Worcester Park Station ·
Beautiful Modern Interior · Private Garden with Garage

Front Door

Hall -

Wood flooring, radiator, stairs to first floor landing, understairs storage cupboard, door to:

Lounge/Diner/Kitchen -

Lounge (12'0 x 10'5): Double glazed window to front aspect with fitted bespoke shutters, Victorian-style radiator, wood flooring, inset spotlights, open to:

Kitchen/Diner (14'6 x 5'5/17'2 x 10'5): Wood flooring, bi-fold doors to garden, modern vertical radiator, velux window, inset spotlights. Kitchen: Modern range of Shaker-style dove grey wall-mounted units with matching cupboards and drawers below, inset butler ceramic sink with marble effect quartz worksurfaces, tiled upstand, integrated AEG oven with microwave/combi oven above, inset induction hob with integrated extractor, integrated fridge freezer, slimline dishwasher and washing machine, wood flooring, double glazed window to rear aspect, inset spotlights, door to:



WC -

Modern 2 piece suite comprising a low level WC, wash hand basin with storage below, wood flooring, chrome towel radiator, niche.

Stairs to First Floor Landing -

Carpeted, double glazed window to side aspect, loft access (ladder, light, housing boiler, boarded, insulated), door to:

Bedroom 1 - 11' 9" x 10' 0" (3.58m x 3.05m)

Double glazed window to front aspect, fitted bespoke shutters, radiator, carpeted.

Bedroom 2 - 10' 0" x 8' 1" (3.05m x 2.46m)

Double glazed window to rear aspect, radiator, carpeted.

Bedroom 3 - 8' 3" x 5' 9" (2.51m x 1.75m)

Double glazed window to front aspect, radiator, carpeted.

Bathroom -

Modern white 3 piece suite comprising a panel-enclosed P shape bath with shower overhead, low level WC, wall-mounted wash hand basin, part-tiled walls and tiled flooring, double glazed window to rear, chrome radiator.

Rear Garden -

Paved patio area, mainly laid to lawn, shed, tap, lights, gated side access, access to garage with rear access.

Garage -

Passenger door, up and over door, power and light.



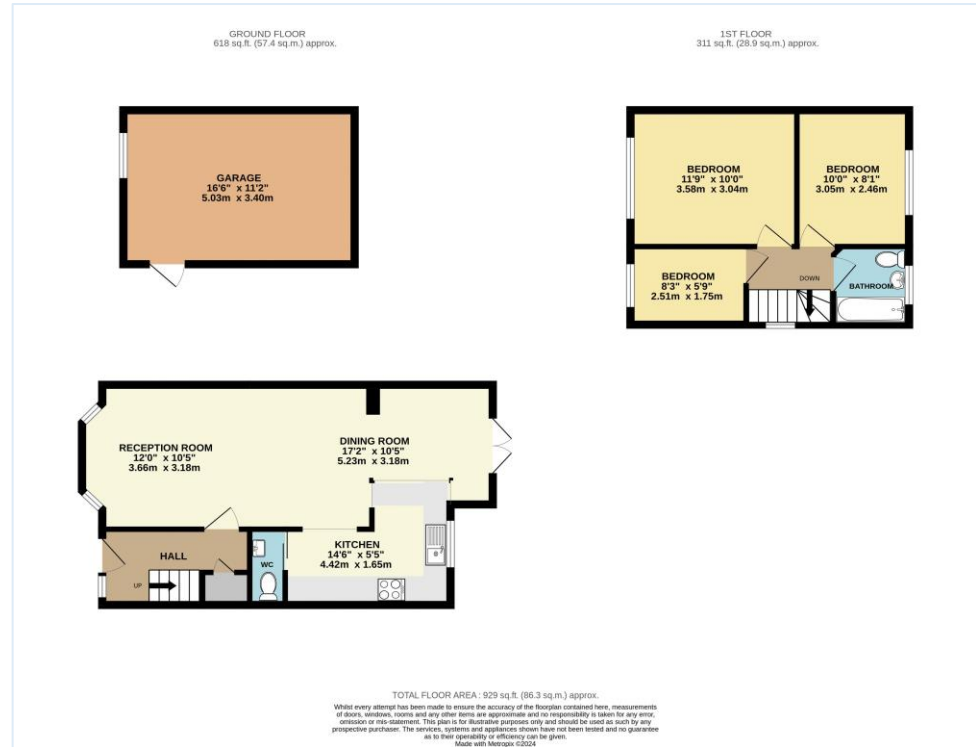
Council Tax - D
 Tenure - Freehold
 Total Floor Area - 929 sq ft (86.3 sq m)

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

