

Cromwells



Caldbeck Avenue, Worcester Park, KT4 8BJ
Offers in Excess of £645,000

Located ideally on a tree-lined road is this extended, 3 bedroom family home. This property has been thoughtfully extended to add an open plan modern kitchen / diner with bi fold doors overlooking the garden, along with 2 bathrooms, 2 double bedrooms, off street parking and potential to extend further (subject to planning permission). Situated perfectly for access to Worcester Park station (zone 4), bus routes, a well stocked high street and a selection of highly regarded schools and nurseries. Internal viewing recommended to appreciate what this property has to offer.

Extended Kitchen / Diner · Driveway Providing Off Street Parking ·
2 Bathrooms · Private Rear Garden

Porch -

UPVC double glazed.

Front Door -

Wood with obscure glass panels and windows to side.

Hallway -

Wood effect flooring, radiator, understairs cupboard housing meters fuse box and storage, door to

Downstairs Shower Room - 7' 3" x 5' 5" (2.21m x 1.65m)

Glass surround corner shower unit with tiled walls, stainless steel shower head on riser rail, white hand basin with vanity unit below, stainless steel mixer tap, low level WC, stainless steel heated towel rail, cupboard housing space for washing machine with shelves above, tiled floor, extractor fan.

Open Plan Lounge/Diner/Kitchen -

Lounge/Diner - 26'3" x 11'0" (8.00m x 3.35m) - UPVC double glazed window to front aspect, bespoke shutters, radiator, wood effect flooring.



Kitchen - 15'7" x 13'3" (4.75m x 4.03m) - Range of wall mounted units with matching cupboards and drawers below, work surfaces, sink with drainer and mixer tap, low level electric oven with halogen hob and extractor fan above, cupboard housing "Worcester" boiler with remote thermostat, integrated dishwasher, space for fridge freezer, laminate flooring, double glazed doors and windows to rear aspect, sky lights, double panel radiator.

Stairs to First Floor Landing -

Carpeted, access to loft space (pull down ladder and sky light).

Bedroom 1 - 13' 1" x 11' 0" (3.98m x 3.35m)

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

Bedroom 2 - 12' 4" x 11' 0" (3.76m x 3.35m)

Double glazed window to rear aspect, radiator, fitted wardrobes, carpeted.

Bedroom 3 - 6' 11" x 5' 11" (2.11m x 1.80m)

Double glazed window to front aspect, bespoke shutters.

Bathroom - 7' 3" x 5' 11" (2.21m x 1.80m)

Double glazed window to rear aspect, white suite comprising a P shaped bath with glass door, stainless steel mixer tap, stainless steel shower on riser rail, sink with stainless steel mixer tap, low level WC, tiled walls, stainless steel heated towel rail, tiled effect flooring, storage cupboard.

Front -

Block paved providing off street parking for 2 cars, flower beds.

Rear Garden -

Slate tiled patio area, lawns and mature trees.



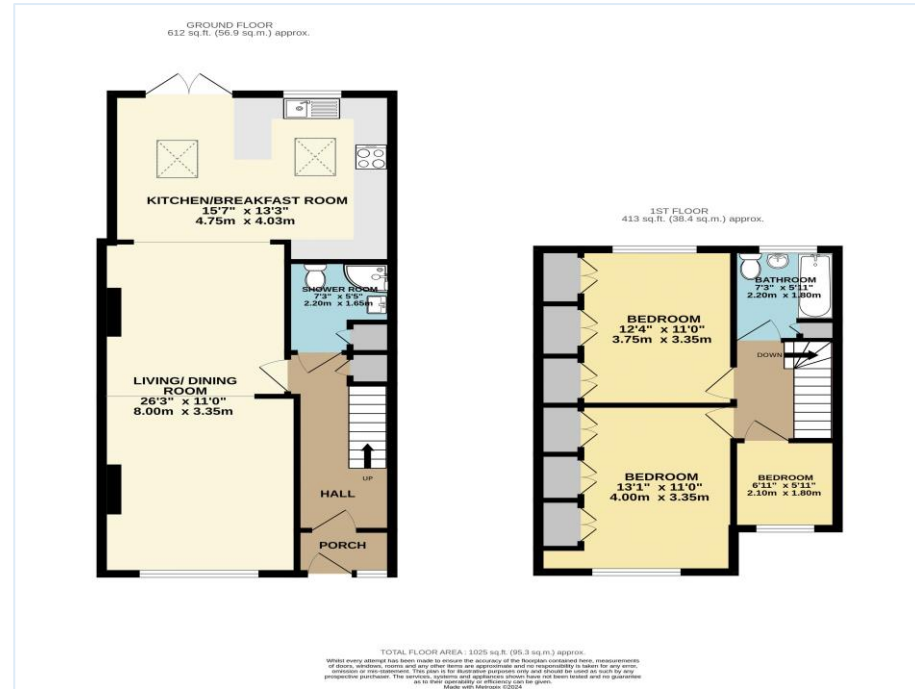
Council Tax - D
 Tenure - Freehold
 Square Foot - 1025 sq.ft (95.3 sq.m)

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Disclaimer

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TOTAL FLOOR AREA: 1025 sq.ft (95.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing description, measurements of floors, windows, doors and any other items are approximate and should not be used as such for any insurance purposes. The property is sold subject to all rights and interests in the land.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

