

Cromwells



Parkdale Crescent, Worcester Park, KT4 7QF
£725,000

Located on a corner plot is this 3/4 double bedroom, semi-detached family home. The property has been lovingly maintained by the current owners to offer a wealth of flexible accommodation including 2 separate reception rooms, dual aspect kitchen, study / 4th bedroom, 3 further double bedrooms upstairs. Along with detached garage, parking to the front and rear, also with potential to extend subject to planning permission. Situated ideally for access to both Worcester Park, Malden Manor and Tolworth with mainline station, a selection of shops and highly regarded schools. Internal viewing highly recommended.

3/4 Double Bedrooms · Off Street Parking Front and Rear ·
Potential to Extend STPP ·

Front -

Block paved driveway providing off street parking, lawn with mature trees, wooden front door to

Hallway -

Wood effect floor, radiator, understairs cupboard, thermostat, alarm.

Reception Room - 14' 4" x 12' 6" (4.37m x 3.53m)

Double glazed UPVC bay window to front aspect, double panelled radiator, carpeted, picture rail.

Living / Dining Room - 14' 9" x 19' 1" (4.49m x 5.81m)

Double glazed UPVC window to side aspect, patio doors to rear garden, radiator, wood effect floor, fireplace with gas fire, door to

Kitchen - 10' 6" x 10' 0" (3.20m x 3.05m)

Double glazed UPVC windows to garden, range of kitchen units, low-level electric oven with gas hob, tiled splashback, rolltop work surface, stainless steel sink with mixer taps and drainer, space for washing machine and dishwasher, space for fridge freezer, walk in larder cupboard housing 'Vaillant' combi boiler.



Study/Bedroom 4 - 8' 3" x 6' 4" (2.51m x 1.93m)

Double glazed UPVC bay window to front aspect, picture rail, radiator, carpeted.

Stairs to 1st Floor Landing -

Window to side aspect, radiator.

Bedroom 1 - 14' 4" x 13' 5" (4.37m x 4.09m)

Double glazed UPVC bay window to front aspect, radiator, carpeted, picture rail, eaves, cupboard.

Bedroom 2 - 14' 9" x 9' 3" (4.49m x 2.82m)

Double glazed UPVC window to rear aspect, range of fitted wardrobes, radiator, carpeted, picture rail, access to loft (ladder, light, boarded).

Bedroom 3 - 15' 10" x 10' 0" (4.82m x 3.05m)

Dual aspect double glazed UPVC windows, fitted wardrobes, radiator, carpeted.

Bathroom - 7' 11" x 5' 10" (2.41m x 1.78m)

Double glazed UPVC window to side aspect, white bath suite comprising of bath with stainless steel taps, shower with mixer taps on riser rail, glass panel shower door, wash hand basin in vanity unit, tiled walls, radiator, storage cupboard.

Rear Garden -

Block paved patios, brick built shed with electric. Lawn with mature shrub and flower borders, gated side access.

Detached Double Garage -

including paved area proving additional off street parking.

Driveway -

Off street parking to front and rear (planning agreed to extend driveway).



Council Tax - F
 Tenure - Freehold
 Square Foot - 1340 sq.ft. (124.5 sq.m.)

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

020 8337 6603
 admin@cromwellswpark.com

Disclaimer

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TOTAL FLOOR AREA: 1340 sq.ft. (124.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of floors, voids, stairs and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for guidance purposes only and should be used in conjunction with a prospective purchaser. The services, systems and appliances shown have not been tested and not guaranteed as to their operation or efficiency can be given. Made with Metreport 10/2012

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 67 D |
| 39-54 | E | | |
| 21-38 | F | 37 F | |
| 1-20 | G | | |

