

# Cromwells



**Cotswold Way, Worcester Park, KT4 8LN**  
**Guide Price £500,000**

Ideally located on a sought after, modern development is this 3-bedroom family home. This property offers the new owners a light-filled lounge/diner overlooking the South-facing rear garden, a modern kitchen, cloakroom, 3 bedrooms, family bathroom, 2 allocated parking spaces and EPC rated C. Situated conveniently for Worcester Park and North Cheam amenities including bus routes, Worcester Park mainline station (zone 4) and a selection of highly regarded schools. Viewing highly recommended.

South-Facing Rear Garden · 2 Allocated Parking Spaces ·  
2 Double Bedrooms · Downstairs Cloakroom

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**Front Door -**

**Hallway -**

Wood-effect flooring, double-panel radiator, stairs to first floor, door to

**Lounge/Diner - 17'8' x 14'8' (5.38m x 4.48m)**

Double glazed window and doors to garden, radiators, wood-effect flooring, door to understairs storage cupboard.

**Kitchen - 9'10' x 8'0' (2.99m x 2.43m)**

Modern Shaker-style wall-mounted units with matching cupboards and drawers below, work surfaces, inset stainless steel sink, integrated oven with hob and extractor fan above, space for fridge freezer, space and plumbing for washing machine, double glazed window to front aspect, wood-effect flooring, radiator.

**WC -**

White 2 piece suite comprising a low level WC, pedestal wash hand basin, radiator, wood-effect flooring, wall-mounted fuse board.



**Stairs to First Floor Landing -**

Carpeted stairs, wood-effect flooring to landing, loft access (boarded, light) large storage cupboard and combination boiler.

**Bedroom 1 - 14'8" x 8'11" (4.46m x 2.73m)**

Two double glazed windows to front aspect, radiator, wood-effect flooring, range of fitted wardrobes.

**Bedroom 2 - 11'9" x 7'11" (3.57m x 2.4m)**

Double glazed window to rear aspect, radiator, wood-effect flooring.

**Bedroom 3 - 9'10" x 6'6" (2.99m x 1.97m)**

Double glazed window to rear aspect, radiator, wood-effect flooring.

**Bathroom -**

3-piece white suite comprising a panel-enclosed bath with shower overhead, a low-level WC, pedestal wash hand basin, part-tiled walls, tiled flooring, radiator.

**Front -**

Lawn area.

**Rear Garden -**

South-facing fence-enclosed rear garden, large deck area, lawn area, retractable awning, rear access, paved, wooden shed, gated.

**Parking -**

2 allocated spaces.



Council Tax -  
Tenure - Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

