

Cromwells



Boscombe Road, Worcester Park, KT4 8PL
Guide Price £639,950

CHAIN FREE. Cromwells are delighted to present this simply stunning 3 double bedroom, with added benefit of a separate study, beautifully extended, end of terrace family home. This property has undergone modernisation over the vendor's ownership to include a beautiful kitchen/dining/family room, lounge with multi fuel stove, 3 double bedrooms including master with double glazed doors overlooking the garden and ensuite, garden with summer house and off-street parking. Ideally located in a popular residential location within close proximity to a selection of well-regarded schools including Dorchester and St. Cecilians, a well stocked high street and an array of transport links including bus routes to Morden and Worcester Park mainline station (zone 4). Internal viewing a must to appreciate this home.

Stunning Finish & Extended · 2 Bathrooms ·
3 Double Bedrooms & Study · Off Street Parking

Porch -

Double glazed window and door, tiled floor.

Hallway -

Traditional double column radiator, wood flooring, understairs cupboard, stairs to first floor landing, door to

Lounge - 14' 7" x 9' 6" (4.44m x 2.89m)

UPVC double glazed window to front aspect, traditional double column radiator, wood flooring, feature multi fuel burner with tiled hearth and oak beam.

Kitchen/Dining/Family Room - 17' 1" x 14' 5" (5.20m x 4.39m)

Kitchen - Stunning Shaker-style floor-standing units with full height pantry cupboard, inset sink, instant boiling tap, wine cooler, marble-effect quartz work surfaces, inset ceramic hob with 'Elica' extractor fan above, integrated oven with combi microwave oven above, fridge freezer and dishwasher, breakfast bar, large double utility cupboard with wall-mounted 'Worcester' combi boiler (under a year old), space and plumbing for washing machine and tumble dryer, storage space, tiled floor, open to



Dining/Family Space - Bi-fold doors to garden, 2 vertical radiators, tiled floor, 3 Velux windows.

WC

White 2 piece comprising a low level WC, wall-mounted wash hand basin, traditional double column radiator.

First Floor Landing -

Carpeted, double glazed window to side, door to **Bedroom 2 - 13'0" x 9'4" (3.95m x 2.85m)**

UPVC double glazed window to rear aspect, traditional double column radiator, carpeted, range of fitted wardrobes.

Bedroom 3 - 10' 2" x 8' 2" (3.10m x 2.50m)

UPVC double glazed window to front aspect, vertical radiator, carpeted.

Study - 5' 7" x 4' 5" (1.70m x 1.35m)

UPVC double glazed window to front aspect, vertical radiator, wood flooring.

Bathroom - 8' 0" x 6' 9" (2.44m x 2.06m)

Modern 3-piece suite comprising a tiled-enclosed bath with shower attachment, pedestal wash hand basin, low level WC, tiled walls and flooring, chrome radiator, double glazed window to rear.

Stairs to Second Floor Landing

Bedroom 1 - 15'1" x 9'4" (4.60m x 2.85m)

Double glazed doors to rear, velux windows to front, vertical radiators, bespoke fitted wardrobes, and cupboards, carpeted, door to

Ensuite - 8' 0" x 4' 3" (2.44m x 1.29m)

Modern 3 piece suite comprising a large shower, wash hand basin with storage below, a low level WC, tiled walls and flooring, black radiator, double glazed window to rear aspect.

Garden -

Artificial lawn area raised and established sleeper-enclosed flower beds, decked patio, gated shared side access, tap, power points, fence-enclosed, Summer House.

Summer House -

Double glazed window and doors, power and lighting.

Front -

Block paved driveway.



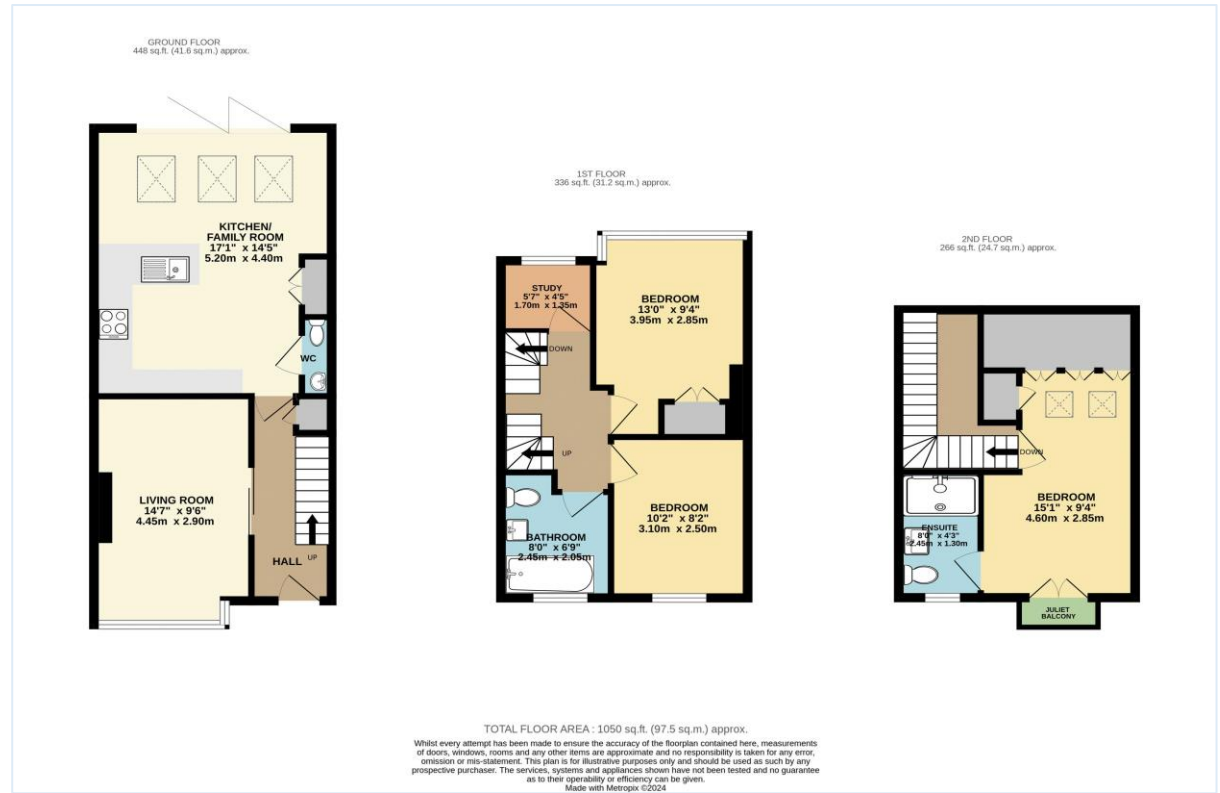
Council Tax - D
 Tenure - Freehold
 Total Floor Area - 1,050 sq ft (97.5 sq m) approx.

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

020 8337 6603
 admin@cromwellswpark.com

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

