

# Cromwells



**Colborne Way, Worcester Park, KT4 8NG**  
**£795,000**

Nestled on a charming tree-lined residential road in the London Borough of Sutton, this beautifully extended 3 / 4 bedroom family home offers an inviting and versatile living space. Well maintained by the current owners, the property also presents excellent potential for further modernisation and extension STPP. The ground floor boasts a spacious through reception leading to a bright conservatory, a ground floor bedroom with an ensuite, and ample living space. Upstairs, you will find three well-proportioned bedrooms. The property also features a generously sized rear garden, perfect for outdoor activities and relaxation, and convenient off-street parking at the front.

Ideally located, this home provides easy access to a selection of excellent schools, including renowned grammar schools, as well as a vibrant High Street with a variety of shops and amenities. Additionally, transport links are superb, with Worcester Park mainline station nearby, ensuring convenient travel. Internal viewing is highly recommended to fully appreciate the potential and charm of this wonderful property.

**Front -**

Crazy paved drive providing off street parking, lawn and shrub area.

**Front Door -**

**Hallway -**

Double panelled radiator, carpeted, stairs to 1st floor landing, picture rail, large understairs cupboard, door to

**Lounge/Diner -**

Double glazed window to front aspect, double glazed doors to conservatory, 2 double panelled radiators, feature fireplaces, picture rails, carpeted.

**Bed 4 / Reception Room -**

Double glazed window to front aspect, double panelled radiator, carpeted, Velux window, door to



**Ensuite -**

White 3 piece suite comprising of shower cubical, w/c, wash hand basin storage, space and plumbing for washing machine, tiled walls, radiator, double glazed window to side.

**Kitchen/Breakfast Room -**

Range of wall mounted cabinets with matching cupboards and drawers below, work surfaces, inset 1.5 bowl stainless steel sink, integrated double oven, integrated gas hob with extractor above, space for fridge freezer, space and plumbing for dishwasher, cupboard housing 'Worcester' boiler, double glazed window and door to garden, Velux window, double panelled radiator, wall mounted thermostat.

**Conservatory -**

Double glazed doors and windows to garden, tiled floor, power and lighting, double panelled radiator.

**Stairs to 1st Floor Landing -**

Carpeted, double glazed window to side, loft access (partially boarded, ladder), door to

**Bedroom 1 -**

Double glazed bay window to front aspect, double panelled radiator, carpeted, range of fitted wardrobes, picture rail.

**Bedroom 2 -**

Double glazed window to rear aspect, double panelled radiator, carpeted, fitted wardrobes, airing cupboard housing cylinder, picture rail.

**Bedroom 3 -**

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

**Bathroom -**

Four piece suite comprising of panel enclosed bath, shower cubical, w/c, pedestal wash hand basin, tiled walls, radiator, tiled floor, double glazed window to rear aspect.

**Garden -**

South east facing, fence enclosed rear garden, patio area leading to large lawn, mature shrub and tree borders, garden shed, tap.



Council Tax - E  
 Tenure - Freehold  
 Square Foot - 1473 Sq Ft (136.8 Sq M )

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

