Cromwells

Ebbisham Road, Worcester Park, KT4 8NE
Guide Price £775,000

Situated on a highly sought after tree lined road is this deceptively spacious, extended, 3 double bedroom family home. The property has been lovingly maintained by the current owners, however, still offers a wealth of scope to extend further subject to planning permission. Currently comprising bright lounge with feature parquet flooring, through rear reception opening onto a sizeable rear garden, 3 double bedrooms, 4-piece bathroom, garage and ample off-street parking. Located superbly for access to a selection of transport links including Worcester Park mainline station, a well stocked high street with shops and eateries along with being nestled between ample local schools. Internal viewing highly recommended.

Sought After Location · Potential to Exend Further (STPP) · Large Mature Garden ·Ample Off-Street Parking

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Front -
Driveway
Front Door -
Hallway -
Parquet flooring, double panelled radiator, stairs to 1st floor landing, under stairs cupboard, door to
Front Reception - 15' 1'' x 13' 1'' (4.59m x 3.98m)
Double glazed bay window with fitted plantation shutters, double panelled radiator, parquet flooring, feature fireplace with gas insert, surround and hearth.
Rear Reception - 13' 9'' x 12' 0'' (4.19m x 3.65m) narrowing to 9'6"x 8'2" (2.90m
Double glazed doors and windows to garden, 2 radiators, wood effect flooring, archway to
Kitchen - 16' 5'' x 7' 9'' (5.00m x 2.36m)
Modern range of white wall mounted units with matching cupboards and drawers below, work surfaces, inset 1.5 bowl sink, integrated fridge freezer, dishwasher, washing machine, space for range cooker with extractor above, tiled upstand, dual aspect window to side and rear, door to garden, tiled floor, door to

W/C -
Low level w/c, wall mounted wash hand basin, double glazed window to side aspect, tiled floor, cloaks space.

Stairs to 1st Floor Landing -
Carpeted, feature original stained glass window, loft access (insulated, part boarded, pull down ladder, light and combination boiler (1 year old).

Bedroom 1 - 15' 7" x 12' 0" (4.75m x 3.65m)
Double glazed bay window to front aspect with fitted plantation shutters, double panelled radiator, range of fitted wardrobes, wood effect flooring.

Bedroom 2 - 13' 9" x 12' 0" (4.19m x 3.65m)
Double glazed window to rear aspect, radiator, fitted wardrobes, wood effect flooring.

Bedroom 3 - 9' 4" x 7' 9" (2.84m x 2.36m)
Double glazed orial bay window to front aspect with fitted plantation shutters, double panelled radiator, fitted wardrobes and cupboard, wood effect flooring.

Bathroom - 8' 2" x 7' 9" (2.49m x 2.36m)
Modern 4 piece suite comprising of panel enclosed bath with hand shower attachment, double width shower, wash hand basin with storage below, low level w//c, chrome heated towel radiator, dual aspect double glazed window to rear and side, tiled floor, part tiled walls.

Rear Garden -
Sizable rear garden mainly laid to lawn, fence enclosed, large patio area, further patio area, raised pond, gate to side access, shed, mature and establish flower beds.

Garage -
Power and light.

Council Tax - F
Tenure - Freehold
Square Foot - 1348 sq.ft. (125.3 sq.m)

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<u>Disclaimer</u>

GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.

GARAGE

DINING ROOM
9'6" x 8'2"
2.90m x 2.50m

KITCHEN
16'5" x 7'9"
5.00m x 2.35m

RECEPTION ROOM
13'9" x 12'0"
4.20m x 3.65m

WC

RECEPTION ROOM
15'1" x 13'1"
4.60m x 4.00m

HALL

1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.

BEDROOM
13'9" x 12'0"
4.20m x 3.65m

BATHROOM
8'2" x 7'9"
2.50m x 2.35m

BEDROOM
15'7" x 12'0"
4.75m x 3.65m

BEDROOM
9'4" x 7'9"
2.85m x 2.35m

TOTAL FLOOR AREA : 1348 sq.ft. (125.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating		Current	Potential
92+	A			
81-91	B			81 B
69-80	C			
55-68	D		62 D	
39-54	E			
21-38	F			
1-20	G			