

Cromwells



Boscombe Road, Worcester Park, KT4 8PL
Guide Price £425,000

CHAIN FREE - Offered to the market is this 2-bedroom, mid terrace 1930 era home. The property offers delightful through lounge / diner opening onto the garden, kitchen, 2 bedrooms, bathroom and brick-built summer house with electricity offering potential for home office / gym, along with scope to extend STPP and off-street parking for 2 cars.

Located in a sought-after residential location within walking distance of various bus routes (93 bus to Morden and then Northern line tube into London) or Worcester Park mainline station (zone 4) approximately 30 minutes to Waterloo, well stocked high street (Waitrose, Sainsburys, Pizza Express, Costa, Superdrug, Iceland to name a few), great selection of pubs and restaurants.

Close to open spaces of The Hamptons. Families are attracted to the area due to highly regarded schools and no less than 7 parks. Internal viewing highly recommended.

No Onward Chain · Brick-built Summerhouse ·
Off Street Parking (2 cars) · Walking Distance to Worcester Park
Station (20 minutes through The Hamptons)

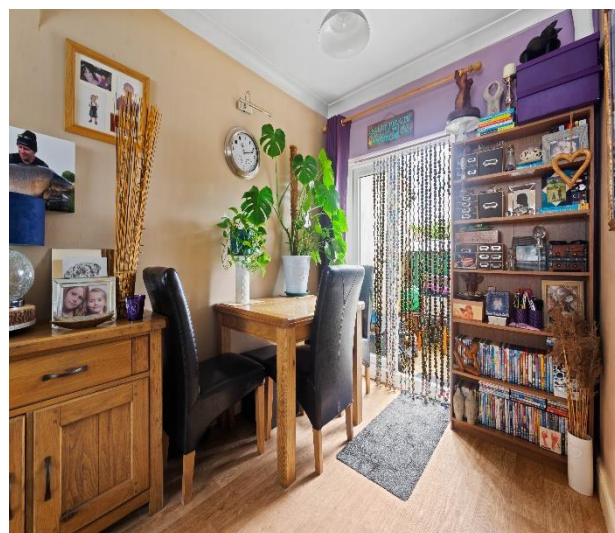
Front -

Driveway providing off street parking for two cars.

Double Glazed Front Door -

Hallway -

Carpeted, radiator, stairs to 1st floor landing, door to



Lounge/Diner - 20' 0" x 12' 0" (6.09m x 3.65m)

UPVC double glazed window to front aspect, coving, double paneled radiator, fireplace with marble surround housing electric fire, wood effect flooring, UPVC double glazed doors to rear garden.

Kitchen - 13' 3" x 6' 5" (4.04m x 1.95m)

UPVC double glazed window to rear aspect, wall mounted units with matching cupboards and drawers below, roll top work surfaces, stainless steel sink, tiled splashback, space and plumbing for washing machine or dishwasher, space for gas oven and fridge freezer.

Stairs to 1st Floor Landing -

Carpeted, handrail.

Bedroom 1 - 12' 0" x 12' 0" (3.65m x 3.65m)

UPVC double glazed window to front aspect, mirrored wardrobe, radiator, carpeted.

Bedroom 2 - 8' 4" x 8' 0" (2.54m x 2.44m)

UPVC double glazed window to rear aspect, radiator, carpeted, cupboard housing boiler.

Bathroom -

3-piece suite comprising of enclosed bath with stainless steel mixer taps and shower attachment, low level w/c, wash hand basin with vanity cupboard below, tiled walls and floor, UPVC double glazed window to rear aspect, access to loft space (light and boarded).

Garden -

Mainly laid to lawn with patio area, utility cupboard housing space and plumbing for washing machine and tumble dryer.

Summer House - 14' 7" x 11' 4" (4.44m x 3.45m)

Brick built summer house with double glazed doors, electricity, wood effect flooring.



Council Tax - D
 Tenure - Freehold
 Square Foot – 780 sq.ft. (72.4 sq.m.)

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Disclaimer

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TOTAL FLOOR AREA: 780 sq.ft. (72.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here 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		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

