

# Cromwells



**Grafton Close, Worcester Park, KT4 7JY**  
**£995,000**



Cromwells are delighted to present this spacious 4 double bedroom, detached family home. This property has been lovingly maintained by the current family for over 40 years and offers ample flexible living space, oak kitchen with marble work surfaces, 4 double bedrooms, 1 with ensuite, double garage with conversion potential, ample off street parking and a well maintained rear garden. Located in a sought after, leafy cul-de-sac within close proximity to the well stocked Worcester Park high street, bus routes and Worcester Park mainline station, access to the A3 and a selection of schools and nurseries. Internal viewing highly recommended.

4 Double Bedrooms · Sought After Cul-De-Sac Location ·  
Ample Off Street Parking and Double Garage · Close Proximity to  
Worcester Park Mainline Station

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**Front Drive -**

Large driveway providing off street parking for several cars, lawn area, garage access.

**Double Garage -**

Door to side access, wall mounted fuse board, gas meter, power and light, work bench, door to Boiler room - Wall mounted ' Worcester ' boiler, window to side aspect, electric roller door, (potential for conversion).

**Front Door -**

**Hallway -**

Double panel radiator, carpeted (parquet flooring beneath), stairs to 1st floor landing, door to

**W/C -**

2 piece suite comprising a low level w/c, wash hand basin with storage below, radiator, double glazed window to side aspect, carpeted (parquet flooring beneath).

**Lounge -**

Double glazed window to rear aspect, double panel radiators, carpeted (parquet flooring beneath), brick fireplace, double doors to





**Dining Room -**

Double glazed window to rear aspect, double panel radiator, carpeted (parquet flooring beneath).

**Kitchen -**

Range of oak wall mounted units with matching cupboards and drawers below, inset 1.5 bowl stainless steel sink, marble work surfaces, space for oven, washing machine, large fridge freezer, breakfast bar, tiled upstand, double panel radiator, dual aspect double glazed windows to front and side, double glazed door to side, tiled floor, serving access.

**Conservatory -**

Double glazed windows, ceiling fan, power and light, double doors to garden.

**Stairs to 1st Floor Landing -**

Carpeted, loft access (light, power and boarded), door to airing cupboard housing cylinder and storage, double glazed window to front aspect.

**Bedroom 1 -**

Double glazed window to rear aspect, double panel radiator, carpeted, large double built-in wardrobe, door to

**En-suite -**

White 3-piece suite comprising a walk in / sit down bath with shower, low level w/c, pedestal wash hand basin, chrome radiator, tiled walls, double glazed window to rear aspect.

**Bedroom 2 -**

Dual double glazed windows to front aspect, double panel radiator, carpeted, built-in double wardrobe.

**Family Bathroom -**

3-piece suite comprising a panel enclosed bath with shower attachment, low level w/c, pedestal wash hand basin, tiled walls, radiator.

**Bedroom 3 -**

Dual double glazed windows to front aspect, 2 double panel radiators, carpeted, built-in double wardrobe.

**Bedroom 4 -**

Double glazed window to rear aspect, radiator, carpeted, built-in double wardrobe.

**Garden -**

Fence enclosed rear garden, paved patio area, steps up to lawn, mature plant and shrub borders, power and lighting, shed, summer house (electric), tap, gated access to both sides, pond.





Council Tax - G  
 Tenure - Freehold  
 Square Foot - 1,846 sq ft (171.5 sq m)

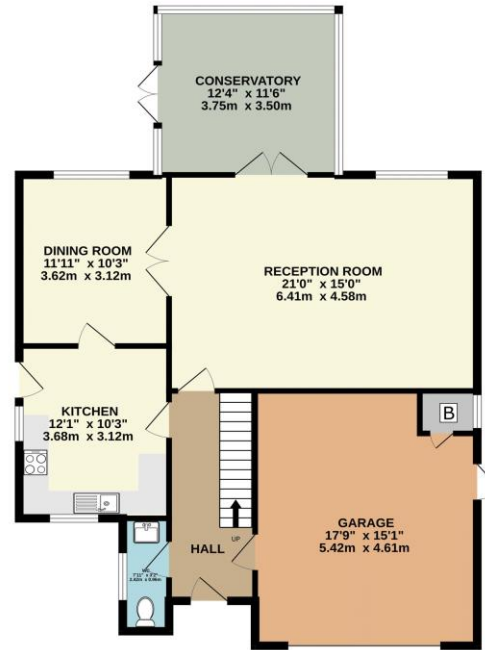
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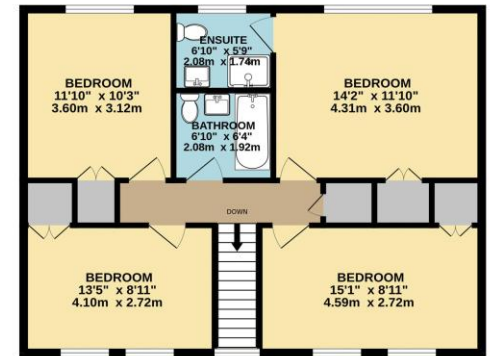
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GROUND FLOOR  
 1092 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR  
 754 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 1846 sq.ft. (171.5 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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

