

Cromwells



Grafton Road, Worcester Park, KT4 7QQ
£775,000

Cromwells are delighted to offer this delightful extended, 3 double bedroom family home. This property offers the new owner NO ONWARD CHAIN, well sized reception room, kitchen/diner overlooking garden, downstairs cloakroom, 3 double bedrooms, garden, garage and off-street parking. Ideally situated on a sought-after road and with potential to extend further (STPP). Perfectly placed to enjoy the amenities that Worcester Park and surrounding areas have to offer, including great transport links (Worcester Park and Stoneleigh mainline stations) and well performing schools. Internal viewing is highly recommended.

No Onward Chain · 3 Double Bedrooms ·
Private Rear Garden · Off Street Parking & Potential to Extend
further STPP

Hall -

Wood-effect flooring, stairs to first floor, radiator, wall-mounted thermostat, door to:

Lounge - 14' 5" x 12' 8" (4.39m x 3.86m)

Double glazed bay window to front, plantation shutters, radiator, wood-effect flooring, bespoke cabinets and shutters to alcoves, fireplace.

WC -

Low level WC, wall-mounted wash hand basin, radiator, wood-effect flooring.

Kitchen/Diner -

Kitchen: (14'9" x 12'10") Range of Shaker-style wall-mounted units with matching cupboards and drawers below, inset stainless steel Smeg sink, tiled upstand, granite work surfaces, integrated oven with gas hob and extractor fan above, fitted dishwasher, cupboard housing "Worcester" boiler, fitted fridge freezer, tiled floor, radiator, door to utility room.

Diner: (14'9" x 12'10") Double glazed window and door to garden.



Utility Room - 8' 8" x 7' 10" (2.64m x 2.39m)

Range of Shaker style wall-mounted units with matching cupboards and drawers below, granite work surfaces, fitted washing machine, radiator, tiled floor, double glazed door and window to garden, door to:

Garage -

Up and over door, power and lighting, tap, double glazed window to side.

Stairs to First Floor Landing -

Carpeted, double glazed feature arch stained glass window to side, loft access, door to:

Bedroom 1 - 15' 3" x 11' 8" (4.64m x 3.55m)

Double glazed bay window with plantation shutters to front, radiator, carpeted, fitted wardrobe and cupboards.

Bedroom 2 - 14' 7" x 11' 8" (4.44m x 3.55m)

Double glazed window with plantation shutters to rear, radiator, carpeted, fitted cupboard.

Bedroom 3 - 15' 5" x 9' 2" (4.70m x 2.79m)

Dual double glazed windows with plantation shutters to front, radiators, wood-effect flooring.

WC -

White low level WC, double glazed window with plantation shutters to side.

Bathroom -

White 2-piece suite comprising a panel-enclosed bath with shower overhead, pedestal wash hand basin, fitted cupboard, chrome towel rail, tiled walls, double glazed window to rear.

Rear Garden -

Mainly laid to lawn, paved patio area, mature shrub borders, fruit trees, tap, garden shed.

Front -

Driveway providing off street parking, mature flower bed, access to garage.



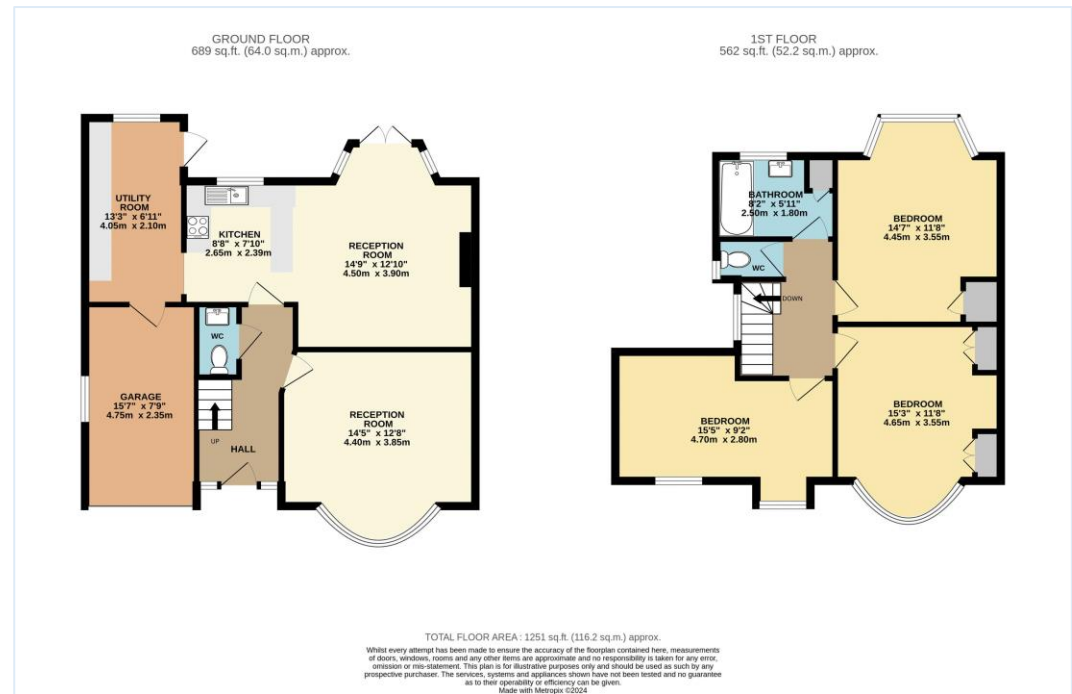
Council Tax - E
 Tenure - Freehold
 Total Floor Area – 1,251 sq ft (116.2 sq m) approx.

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

