

Cromwells



Green Lane, Worcester Park, KT4 8AR
Offers in Excess of £739,950

Cromwells are delighted to offer this 3/4 bedroom, extended semi detached family home. The property has been lovingly maintained by the current vendors, over the years the upgrades have included an extended reception and kitchen overlooking gardens, additional reception/bedroom 4, utility room, 2 bedrooms with fitted storage, modern bathroom, stunning rear garden, off street parking and potential to extend further STPP. Situated ideally for access to Worcester Park mainline station, a selection of sought after schools, nurseries and all that a well stocked high street has to offer. Internal viewing is highly recommended.

Superb Location for Access to Worcester Park Station · Potential to Extend further STPP ·
Beautiful Rear Garden & Off Street Parking · 3/4 Bedrooms

Front Door
Hallway -

Radiator, stairs to first floor landing, understairs storage cupboard, wall-mounted thermostat, Karndean flooring, door to:

Front Reception - 13' 11" x 12' 4" (4.24m x 3.76m)

Double glazed bay window to front aspect, radiator, carpeted.

Rear Reception - 22' 2" x 11' 6" (6.75m x 3.50m)

Double glazed window to rear aspect, double doors to garden, radiator, Karndean flooring.

Kitchen - 15' 7" x 7' 1" (4.75m x 2.16m)

Range of wall-mounted units with matching cupboards and drawers below, inset hob with extractor above, integrated double oven, inset stainless steel sink and drainer, space and plumbing for dishwasher, roll top work surfaces, tiled upstand, wall-mounted electric radiator, double glazed windows and door to garden, wood-effect flooring, door to:



Utility Room - 8' 8" x 5' 7" (2.64m x 1.70m)

Range of wall-mounted units with matching cupboard below, roll top work surfaces, space and plumbing for washing machine, space for tumble dryer and fridge freezer, velux windows, wood-effect flooring.

3rd Reception/Bedroom 4 - 12' 6" x 8' 10" (3.81m x 2.69m)

Double glazed windows to front aspect, radiator, carpeted.

Stairs to First Floor Landing -

Carpeted, double glazed window to side aspect, door to:

Bedroom - 12' 4" x 11' 6" (3.76m x 3.50m)

Double glazed window to rear, radiator, fitted wardrobe, further cupboard housing "Worcester" boiler, tank and storage space, wood-effect flooring.

Bedroom - 11' 8" x 11' 6" (3.55m x 3.50m)

Double glazed window to front aspect, radiator, range of fitted wardrobes, wood-effect flooring.

Bedroom - 8' 0" x 6' 9" (2.44m x 2.06m)

Double glazed window to front aspect, radiator, carpeted.

Bathroom - 6' 11" x 6' 3" (2.11m x 1.90m)

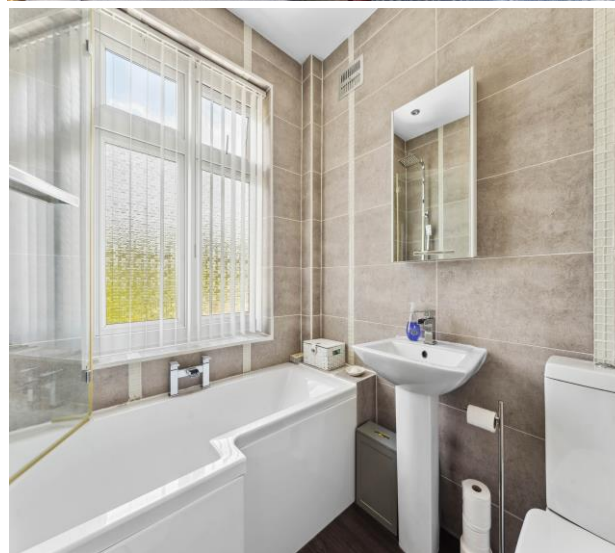
Modern 3 piece suite comprising a 'P shape' bath with shower and hand held shower overhead, pedestal wash hand basin, low level WC, tiled walls, double glazed window to rear, wall-mounted heated towel rail, wood-effect flooring, loft access (part-boarded, light, ladder).

Rear Garden -

Stunning landscaped rear garden comprising a decked area, raised pond, well established plant shrub borders, wisteria covered pagoda, further meandering shrub and plant borders, raised vegetable bed, garden sheds, cherry, silver birch and willow, side gate.

Front -

Block paved off street parking, hedge border, power point.



Council Tax - D
 Tenure - Freehold
 Total Floor Area - 1,202 sq ft (111.7 sq m) approx.

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Disclaimer

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TOTAL FLOOR AREA: 1202 sq ft (111.7 sq.m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

