

Cromwells



Brockenhurst Avenue, Worcester Park, KT4 7RF
Offers in Excess of £750,000

Cromwells are delighted to present this stunning extended 3-bedroom family home. This property has undergone major upgrading and extension works to include large kitchen family room, separate lounge, modern bathroom, 2 double bedrooms, garden, off street parking. Also offering further extension potential. Located ideally in a tree lined road within close proximity to a selection of schools and nurseries along with Worcester Park high street. Malden Manor and Worcester Park stations are also in walking distance. Viewing is a must to appreciate this property.

Stunning Open Plan Kitchen / Family Room ·
Off Street Parking and Garage ·
Private Rear Garden ·

Ideally Located Between Malden Manor and Worcester Park Station

Front -

Block paved driveway with access to garage, lawn area.

Front Door -

Hallway -

Double paneled radiator with decorative cover, stairs to 1st floor landing, under stairs cupboard, engineered wood flooring, door to

W/C -

White 2-piece suite comprising low level w/c with push flush, wall mounted wash hand basin, tiled floor, extractor fan.

Lounge - 13' 11" x 11' 2" (4.24m x 3.40m)

Double glazed bay window to front aspect, Victorian style radiator, engineered wood flooring, feature fireplace.



Kitchen/Diner/Family Room - 26' 3" x 17' 5" (7.99m x 5.30m)

Kitchen - Modern range of wall mounted units with matching cupboards and drawers below, work surfaces, inset grey 1.5 bowl sink and drainer, touch start mixer tap, integrated 'NEFF' oven with micro / combi oven above, inset 'Siemens' 5 ring induction hob with extractor above, integrated fridge freezer and dishwasher, tiled backsplash, engineered wood flooring, under floor heating.
Dining / Family Room - Bi-fold doors to garden, large roof light, engineered wood flooring, underfloor heating, feature fireplace, door to garage.

Stairs to 1st Floor -

Carpeted, double glazed window to side aspect, loft access, (pull down ladder, part boarded), door to

Bedroom 1 - 14' 4" x 10' 9" (4.37m x 3.27m)

Double glazed bay window to front aspect, bespoke fitted shutters, Victorian style radiator, carpeted, range of Shaker style fitted wardrobes, feature fireplace, picture rail, ornate ceiling rose.

Bedroom 2 - 13' 5" x 10' 8" (4.09m x 3.25m)

Double glazed window to rear aspect, Victorian style radiator, carpeted, feature fireplace, picture rail, ornate ceiling rose.

Bedroom 3 - 7' 9" x 7' 2" (2.36m x 2.18m)

Double glazed window to front aspect, bespoke fitted shutters, Victorian style radiator, carpeted, picture rail, ornate ceiling rose.

Bathroom - 8' 6" x 6' 11" (2.59m x 2.11m)

Modern white 3-piece suite comprising P shape bath with shower overhead and hand shower attachment, large wall mounted sink with storage below, low level w/c, part tiled walls, tiled floor, wall mounted black radiator, dual aspect double glazed window to rear and side, extractor fan.

Rear Garden -

Mainly laid to lawn, raised patio area, mature fruit tree, lighting, access to garage.

Garage - 24' 7" x 7' 1" (7.49m x 2.16m)

Double doors to front, double glazed doors to rear, space and plumbing for washing machine and tumble dryer, wall mounted 'Worcester' boiler.



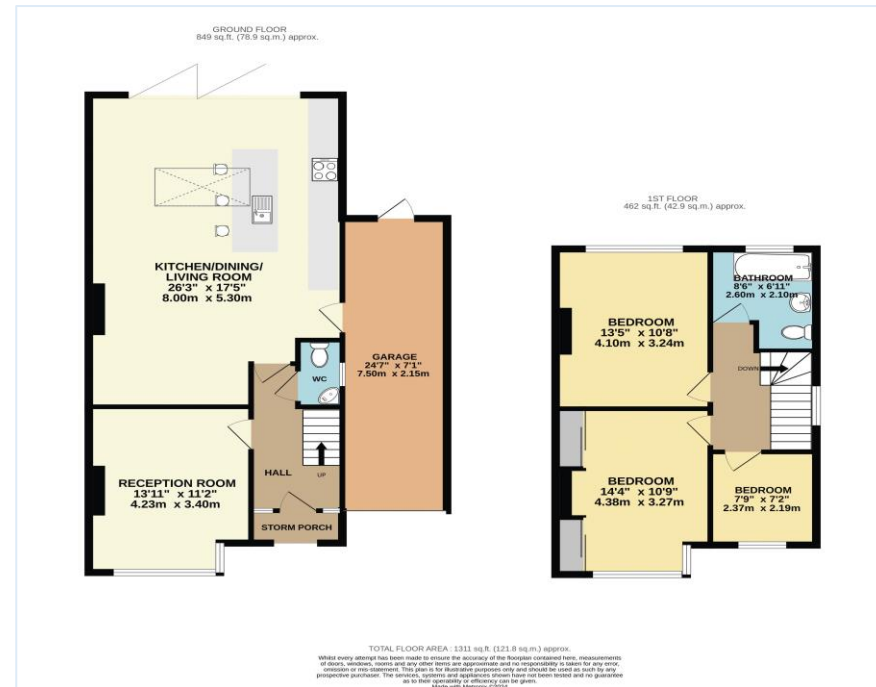
Council Tax - E
 Tenure - Freehold
 Total Floor Area – 1311 sq ft (121.8 sq m) approx.

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TOTAL FLOOR AREA - 1311 sq ft (121.8 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 parts 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 for any prospective purchaser. The architect, surveyor and all other persons herein are not to be held responsible for any errors or omissions in this plan.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

