

Cromwells



Charminster Road, Worcester Park, KT4 8PS
Guide Price £565,000

Cromwells are delighted to present this 3 bedroom, extended, semi-detached family home. The property has been lovingly maintained by the current owners to include an extended modern kitchen, south facing rear garden, detached garage with vehicle access and off-street parking. Located ideally for access to a selection of schools, nestled between transport links of Worcester Park and North Cheam, Morden underground station, along with an array of shops and amenities. Internal viewing highly recommended.

South Facing Rear Garden · Modern Kitchen ·
Detached Garage · Off Street Parking

Porch -

Double panel radiator.

Hallway -

Maple wood flooring, double panel radiator, stairs to 1st floor landing, wall mounted thermostat, dado rail, under stairs cupboard, door to

Bathroom - 14' 4" x 6' 7" (4.37m x 2.01m)

Modern 4-piece suite comprising free standing shower, tile enclosed bath with Victorian style mixer tap and shower attachment, low level w/c, cupboard housing boiler, double glazed window to side aspect, utility space with plumbing for washing machine, tumble dryer, double panel radiator.

Lounge/Diner -

Lounge - 13'5" x 11'3" (4.10m x 3.42m)- Double glazed bay window to front aspect, double panel radiator, carpeted, feature fireplace and hearth (log burner excluded), fitted cupboards to alcoves.

Diner - 11'6" x 9'10" (3.50m x 3.00m) - Double panel radiator, carpeted, door to



Kitchen - 16' 5" x 11' 2" (5.00m x 3.40m)

Modern range of wall mounted units with matching cupboards and drawers below, quartz work surface, inset 1.5 bowl sink, integrated 'NEFF' oven and induction hob, extractor above, space for American style fridge freezer, tiled upstand, tiled flooring, double glazed window and Atrium, door to garden.

Stairs to 1st floor -

Double glazed window to side aspect, beech wood flooring, loft access (light and boarded) door to

Bedroom 1 - 16' 5" x 10' 2" (5.00m x 3.10m)

Double glazed window to front aspect, double panel radiator, beech wood flooring, range of fitted wardrobes and cupboards, matching sets of drawers.

Bedroom 2 - 11' 8" x 8' 6" (3.55m x 2.59m)

Double glazed window to rear aspect, radiator, beech wood flooring, range of fitted wardrobes one housing hot water cylinder.

Bedroom 3 - 8' 8" x 7' 1" (2.64m x 2.16m)

Double glazed window to rear aspect, double panel radiator, beech wood flooring.

Garden -

Fence enclosed, approx. 70ft (22m) south facing rear garden, paved patio area, gated side access, lawn area, mature plant border, apple tree, access to garage, garden shed.

Garage - 22' 2" x 12' 0" (6.75m x 3.65m)

Up and over rear door, power and lighting, (rear vehicle access, only property with this).



Council Tax - D
 Tenure - Freehold
 Square Foot – 1226 sq.ft. (113.9 sq.m.) approx.

Brabham Court, 45 Central Road
 Worcester Park
 Surrey
 KT4 8EA

020 8337 6603
 admin@cromwellswpark.com

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

