

# Cromwells



**Conrad Drive, Worcester Park, KT4 8PP**  
**Guide Price £449,950**

Cromwells are delighted to present this well maintained 2 bedroom home. The property has been lovingly maintained by the current owners and has recently included a bespoke, hand made kitchen, upgraded 'Worcester' boiler, double glazing throughout, off street parking for 2 cars, delightful garden and detached double garage along with potential to extended (subject to planning permission). Located ideally with access to both Worcester Park and North Cheam amenities including Worcester Park mainline station (zone 4), various bus links, a selection of sought after schools, The Hamptons, Nonsuch Park and a well-stocked high street. Internal viewing highly recommended.

Potential to Extend (Subject to Planning Permission) · Off Street Parking for 2 Cars · Modern, Bespoke Kitchen · Double Garage

**Front Door**  
**Hallway -**

LVT flooring, under stairs storage cupboard with storage and meters, stairs to 1st floor landing, door to

**Lounge - 11' 7" x 9' 2" (3.53m x 2.79m)**

Double glazed bay window to front aspect, double panel radiator, carpeted, feature fireplace.

**Kitchen - 15' 0" x 5' 11" (4.57m x 1.80m)**

Range of bespoke, handmade wall mounted units with matching cupboards and drawers below, inset stainless steel sink, slate effect solid laminate work surfaces, inset 4 ring gas hob, inset double oven, extractor above, space and plumbing for washing machine and slimline dishwasher, space for fridge freezer, cupboard housing combi boiler, breakfast bar, dimmable spotlights, double panel radiator, double glazed window and door to garden, LVT flooring.



**Stairs to 1st Floor Landing -**

Carpeted, door to

**Bedroom 1 - 15' 1" x 10' 1" (4.59m x 3.07m)**

Double glazed bay window to front aspect, further double-glazed window to front aspect, fitted wardrobes, carpeted, double panel radiator.

**Bedroom 2 - 8' 11" x 8' 0" (2.72m x 2.44m)**

Double glazed window to rear aspect, double panel radiator, fitted cupboards.

**Bathroom -**

Fitted 3-piece suite comprising panel enclosed bath with shower overhead, pedestal hand wash basin, low level w/c, part tiled walls, double panel radiator, loft access (pull down ladder, light, boarded).

**Garden -**

Delightful landscaped rear garden, block paved patio area, sensor light, tap, mature shrubs and plant borders, lawn area, door to

**Double Garage - 16' 5" x 15' 1" (5.00m x 4.59m)**

Electric roller door, power and lighting, potential for gym/office, rear access.

**Front -**

Block paved driveway providing off street parking for 2 cars.



Council Tax - C  
 Tenure - Freehold  
 Total Floor Area – 765 sq ft (71.1 sq m)

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Disclaimer

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TOTAL FLOOR AREA: 765 sq.ft. (71.1 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		91 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

