

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, high pressure 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 -

Newly fitted, modern 3-piece suite comprising panel enclosed bath with shower overhead and glass screen, wash hand basin with storage below, low level w/c, double panel radiator, wood effect flooring, 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.



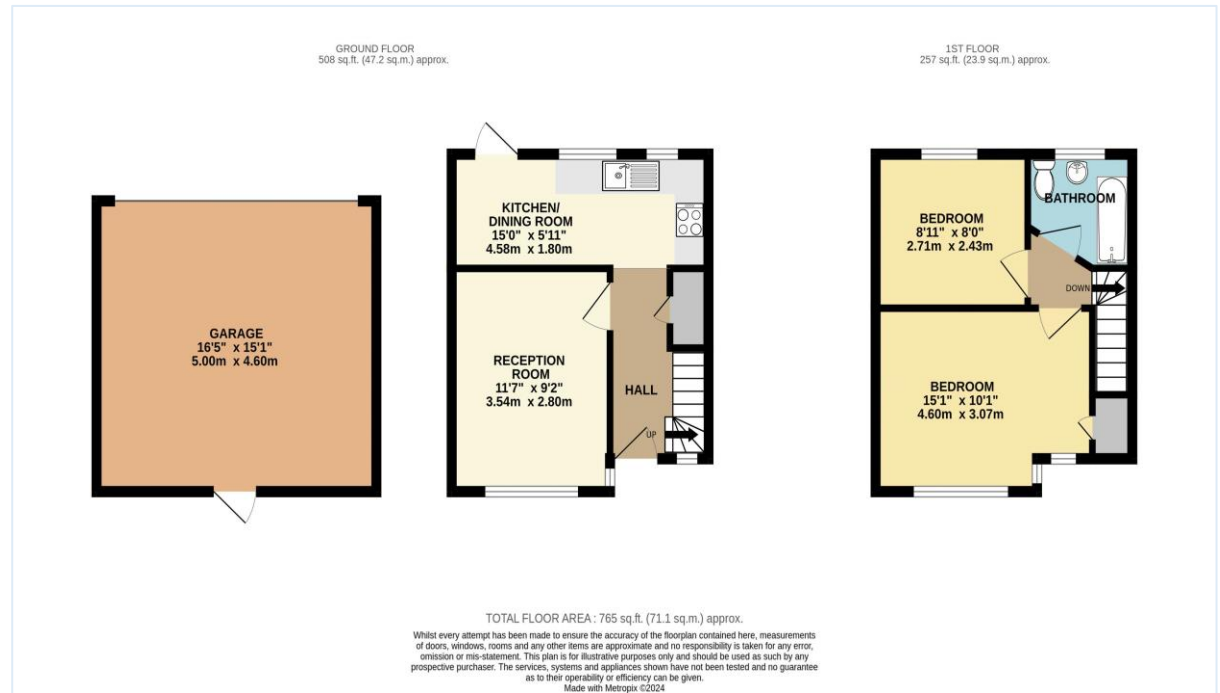
Council Tax - C
 Tenure - Freehold
 Square Foot - 765 sq ft (71.1 sq m)

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		91 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

