

Cromwells



Clarkes Avenue, Worcester Park, KT4 8QB
£575,000

Ideally positioned is this extended, 3 bedroom end of terrace property. This property has been extended lovingly over the years adding a delightfully bright dining room, spacious kitchen and lounge with solid wood feature panelling along with 3 bedrooms, south west facing garden, detached garage and off street parking. Located superbly for access to a selection of highly sought after schools including St. Cecílias and Dorchester, utilising both Worcester Park and North Cheam facilities including Worcester Park mainline station (zone 4), bus routes to Morden and a wide range of shops and eateries. Internal viewing highly recommended.

South West Facing Garden · Block Paved Driveway and Detached Garage · Deceptively Spacious Living Area · Feature Panelling

Driveway -

Block paving providing off street parking, mature shrub bed.

Front Door

Inner Hallway -

Carpeted, radiator, cupboard housing meters and storage, door to

Lounge - 23' 7" x 13' 11" (7.18m x 4.24m)

Double glazed bay window to front aspect, radiators, part solid wood panelling, feature fireplace with insert, understairs storage cupboard, wall-mounted thermostat, carpeted, stairs to first floor landing, door to

Kitchen - 13' 11" x 10' 2" (4.24m x 3.10m)

Range of Shaker-style wall-mounted units with matching cupboards and drawers below, granite work surfaces, inset 1.5 bowl stainless steel sink, integrated 'NEFF' double oven with gas hob and extractor above, space and plumbing for dishwasher, space for low level appliances, radiator, doors to large cupboard, door to large pantry, open to



Dining Room - 17' 11" x 8' 2" (5.46m x 2.49m)

Double glazed windows and doors to garden, roof window, radiator, wood flooring, door to

Utility room (has plumbing for w/c) -

Space and plumbing for washing machine, shelves for storage.

Stairs to 1st Floor Landing -

Carpeted, loft access (boarded and insulated, pull down ladder) radiator, door to

Bedroom 1 - 13' 11" x 9' 10" (4.24m x 2.99m)

Double glazed window to front aspect, carpeted, range of fitted wardrobes.

Bedroom 2 - 13' 11" x 10' 10" (4.24m x 3.30m)

Double glazed window to rear aspect, carpeted, fitted wardrobes, further cupboard housing 'Vaillant' boiler and storage space.

Bedroom 3 - 13' 11" x 10' 10" (4.24m x 3.30m)

Double glazed window to side aspect, carpeted, radiator, fitted wardrobes.

Bathroom - 9' 0" x 5' 6" (2.74m x 1.68m)

White 3 piece suite comprising a panel-enclosed bath with shower overhead, pedestal wash hand basin, low level w/c, chrome heated towel radiator, storage cupboard, roof window.

Garden -

South West facing rear garden, fence enclosed, paved patio area, lawn area, mature shrub and flower beds, power points, decked area to the rear, access to

Garden Workshop -

Windows to front and side, power and light.

Detached Garage -

Up and over door access via Langley Avenue, power and lighting.



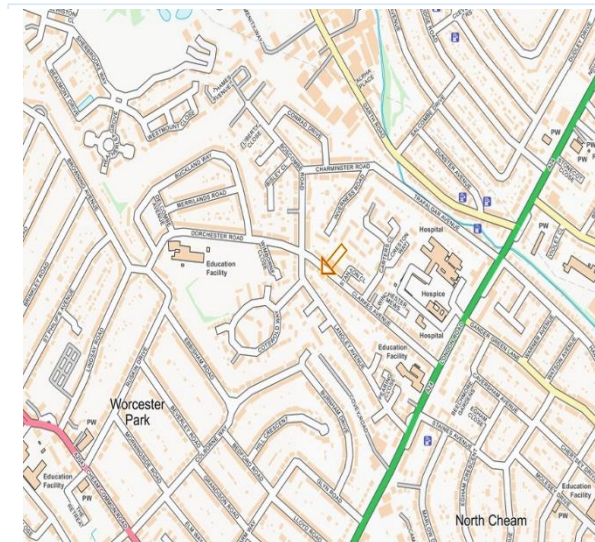
Council Tax - D
 Tenure - Freehold
 Total Floor Area - 1,135 sq ft (105.4 sq m)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		