

Cromwells



Caverleigh Way, Worcester Park, KT4 8DH
Guide Price £480,000

Cromwells are pleased to offer this well maintained 3 bedroom, mid terrace family home. The property is ideally located for access to Worcester Park mainline station (zone 4), well stocked high street, parkland, along with a selection of sought after schools and nurseries. This property has been lovingly looked after by the current vendors and includes bright lounge/diner, kitchen, 2 double bedrooms, bathroom, pretty garden, garage, off-street parking and potential to extend (subject to planning permission). Internal viewing highly recommended.

Potential to Extend (STPP) · Off Street Parking ·
Superb Location for Access to Worcester Park Mainline Station
(Zone 4) · Detached Garage

Front -

Block paved drive providing off street parking.

Porch -

Double glazed doors and window, front door to

Hallway -

Wood effect floor, radiator, stairs to 1st floor landing, wall mounted 'Hive' thermostat, door to

Lounge/Diner - 19'8" x 10'6" (6.00m x 3.20m)

Double glazed bay window to front aspect, double glazed doors to garden, feature fireplace with electric insert, 2 radiators, fitted dresser unit with cupboards and shelves, carpeted.

Kitchen - 14'9" x 5'11" (4.5m x 1.80m)

Range of wall mounted units with matching cupboards and drawers below, work surfaces, inset 1.5 bowl stainless steel sink and drainer, integrated oven with gas hob and extractor above, space and plumbing for washing machine, space for fridge freezer, integrated dishwasher, door to large under stairs cupboard housing meters and storage, radiator, double glazed door and window to garden.



Stairs to 1st Floor Landing -

Carpeted, loft access (pulldown ladder, insulated, part boarded, wall mounted 'Vaillant' combination boiler), door to

Bedroom 1 - 11'8" x 10'0" (3.55m x 3.05m)

Double glazed bay window to front aspect, radiator, carpeted.

Bedroom 2 - 9'2" x 8'2" (2.80m x 2.50m)

Double glazed window to rear aspect, radiator, carpeted.

Bedroom 3 - 7'9" x 5'11" (2.35m x 1.80m)

Double glazed window to front aspect, radiator, carpeted.

Bathroom - 6'9" x 5'3" (2.05m x 1.60m)

Modern white 3-piece suite comprising panel enclosed bath with shower overhead, pedestal wash hand basin, low level w/c, wall mounted chrome radiator, tiled walls, double glazed window to rear aspect.

Garden -

Mainly laid to lawn, patio area with wooden verander, mature shrub and plant borders, well established apple tree, tap, shed, rear access gate.

Garage -

Up and over door to rear, passenger door and window to garden.



Council Tax - D
 Tenure - Freehold
 Square Foot – 746 sq.ft. (69.3 sq.m.) approx.

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

