

# Cromwells



**Church Road, Worcester Park, KT4 7RJ**  
**£800,000**

Offered to the market is this unique, charming 3/4 bedroom detached family home. The property is situated on a desirable tree line road within walking distance to Worcester Park and Malden Manor stations along with an array of amenities and highly regarded schools. The property boasts a wealth of charming features such as parquet flooring, along with 2 separate rear rooms, kitchen, master bedroom with ensuite, landscaped rear garden, cabin and off-street parking. Also located nearby Six Acre Meadow, The Hogsmead river and The River Club. Internal viewing highly recommended.

Sought After Location · Off Street Parking ·  
3/4 Bedrooms · Beautiful Rear Garden with Cabin

#### **Driveway -**

Providing off street parking for several cars, edged in mature hedges.

#### **Front Door -**

#### **Hallway -**

Double glazed window to front aspect, parquet herringbone flooring, radiator with cover, stairs to 1st floor landing, door to large understairs cupboard, door to

#### **Bedroom 4 / Reception Room 3 - 11' 2" x 7' 5" (3.40m x 2.26m)**

Double glazed window to front aspect, radiator, wood effect flooring.

#### **Downstairs W/C -**

2 piece white suite comprising low level w/c, wall mounted wash hand basin, radiator, part tiled walls, tiled floor, double glazed window to side.

#### **Kitchen - 12' 0" x 11' 1" (3.65m x 3.38m)**

Range of white wall mounted units with matching cupboards and drawers below, work surfaces, inset stainless steel sink, space for oven, space for fridge freezer, space and plumbing for washing machine and tumble dryer, cupboard housing 'Worcester' boiler, part tiled walls, tiled floor, door to side access, double glazed window to rear.



**Reception 1 - 15' 10" x 11' 8" (4.82m x 3.55m)**

Double glazed windows to front aspect, feature porthole window to side aspect, parquet herringbone flooring, radiator.

**Reception 2 - 14' 9" x 11' 1" (4.49m x 3.38m)**

Double glazed doors and window to garden, feature fireplace with tiled insert, feature porthole window to side aspect, parquet herringbone flooring, 2 radiators.

**Stairs to 1st Floor Landing -**

Wooden stairs, double glazed window to rear aspect, door to large storage cupboard, radiator, loft access (boarded).

**Bedroom 1 - 13' 9" x 12' 1" (4.19m x 3.68m)**

Double glazed window to front aspect, radiator. wood effect flooring, fitted storage alcove, range of fitted wardrobes, sliding doors to shower, tiled walls, shower overhead.

**Bedroom 2 - 13' 9" x 11' 8" (4.19m x 3.55m)**

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

**Bedroom 3 - 11' 8" x 9' 11" (3.55m x 3.02m)**

Double glazed window to rear aspect, radiator, carpeted, fitted storage alcove.

**Bathroom - 9' 8" x 7' 10" (2.94m x 2.39m)**

White 3 piece suite comprising tile enclose bath with shower overhead, low level w/c, wash hand basin, vanity unit, radiator, door to airing cupboard housing hot water cylinder, part tiled walls, dual aspect double glazed window to rear and side.

**Garden -**

Landscaped rear garden with paved patio area, sleeper edged mature shrub and flower beds, pond, gated side access to both sides, lawn area, pathway leading to steps up to

**Garden Sheds -**

Storage space, power and lighting.

**Cabin -**

Power and lighting, double doors and window to garden, wood flooring.



Council Tax -  
Tenure - Freehold  
Square Foot – 1578 sq.ft. (146.6 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

