

Cromwells



Merrilands Road, Worcester Park, KT4 8NX
Offers in the Region Of £455,000

Cromwells are delighted to present this 3-bedroom family home. Offering NO ONWARD CHAIN, plantation shutters, conservatory, landscaped rear garden and off-street parking. Along with the potential to modernise, improve and extend (subject to planning permission). Ideally situated for access to a selection of schools including 'Dorchester School', Worcester Park mainline station (zone 4), bus routes, various shops and amenities. Internal viewing highly recommended.

No Onward Chain · Off Street Parking ·
Delightful Rear Garden · Potential to Extend (STPP)

Driveway -

Slate chipping driveway providing off street parking, mature shrubs.

Entrance Porch -

Double glazed door, tiled floor.

Wooden Front Door to -

Lounge - 16' 5" x 11' 8" (5.00m x 3.55m)

Double glazed bay window to front aspect, bespoke shutters, 2 radiators, feature fireplace, stairs to 1st floor landing, understairs storage cupboard, door to

Kitchen/Breakfast Room - 16' 5" x 7' 1" (5.00m x 2.16m)

Range of wall mounted units with matching cupboards and drawers below, work surfaces, inset 1.5 bowl sink and drainer, integrated oven, gas hob and exactor fan above, space for fridge freezer, wall mounted 'Vaillant' boiler, part panel walls, part tiled walls, tiled floor, 2 double glazed window to rear aspect, double glazed doors to



Conservatory - 9' 6" x 8' 10" (2.89m x 2.69m)

Double glazed doors and windows to garden, tiled floor, space and plumbing for washing machine and tumble dryer.

Stairs to 1st Floor Landing -

Carpeted, loft access, door to

Bedroom 1 - 11' 0" x 10' 4" (3.35m x 3.15m)

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

Bedroom 2 - 9' 6" x 8' 0" (2.89m x 2.44m)

Double glazed window to rear aspect, radiator, carpeted.

Bedroom 3 - 6' 7" x 5' 11" (2.01m x 1.80m)

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

Bathroom - 6' 7" x 4' 11" (2.01m x 1.50m)

White 3 piece suite comprising panel enclosed bath with shower overhead and glass screen, low level w/c, wall mounted wash hand basin with storage below, wall mounted mirrored cupboard, tiled walls and floor, double glazed window to rear aspect.

Garden -

Beautiful mature rear garden with paved patio, meandering mature and established flower and shrub beds, raised beds, Cotswold stone chip pathways, rear access gate, modern shed/greenhouse, tap along with apple and almond tree, and mature grape vine.



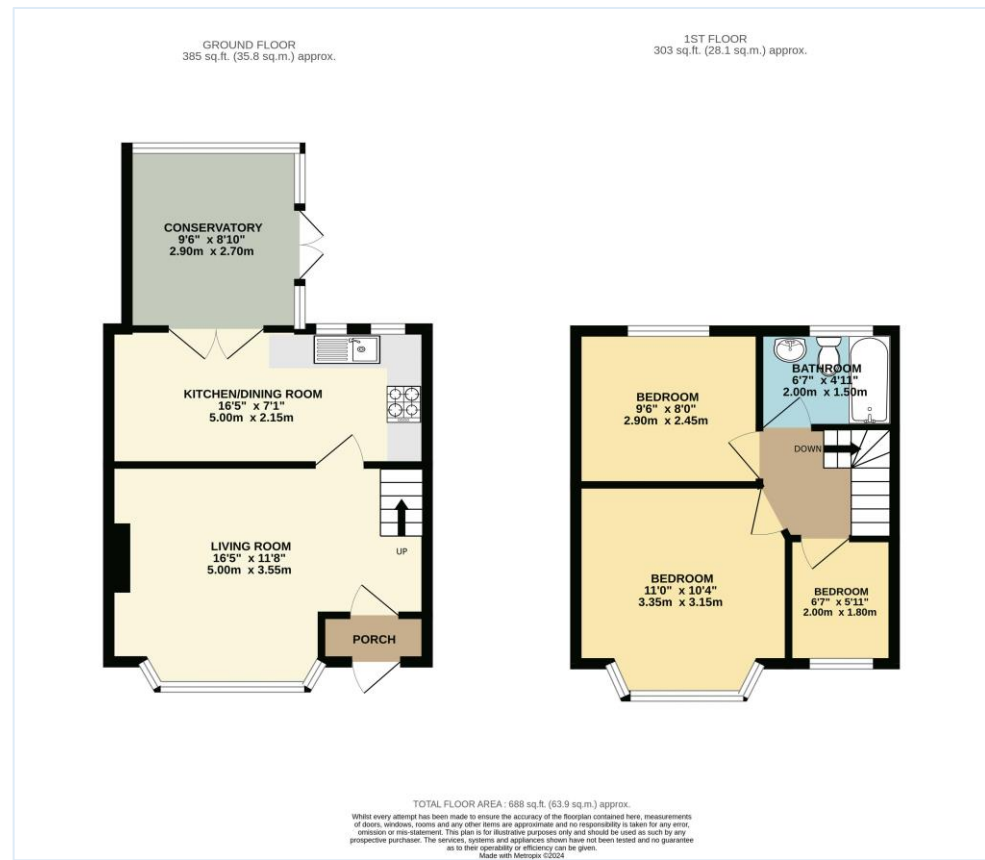
Council Tax - D
 Tenure - Freehold
 Total Floor Area – 688 sq.ft. (63.9 sq.m.) approx.

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Disclaimer

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TOTAL FLOOR AREA : 688 sq.ft. (63.9 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		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

