

Cromwells



Dorchester Road, Worcester Park, KT4 8NW
Offers in Excess of £525,000

Ideally situated is this 3 bedroom, extended, end of terrace family home. Positioned perfectly for access to Dorchester school, along with other well performing schools, transport links including Worcester Park mainline station (zone 4), bus routes along with a well appointed high street and parkland. This property boasts an extended kitchen/diner, plantation shutters, off street parking, brick built home office, gym and private rear garden. Internal viewing highly recommended.

3 Bedrooms · Extended Modern Kitchen/Diner ·
Brick Built Outhouse · Off Street Parking

**Front Door to
Entrance Hall -**

Coved ceiling, tiled flooring, under stairs cupboard, further cupboard housing 'Worcester' boiler, radiator, ceiling spotlights, stairs to 1st floor landing.

Downstairs Cloakroom -

Low level w/c, wash hand basin, heated towel rail, coved ceiling, tiled flooring, obscure double glazed window to side aspect.

Lounge - 13' 8" x 10' 5" (4.16m x 3.17m)

UPVC double glazed window to front aspect, plantation shutters, radiator below, coved ceiling, oak flooring, feature fireplace.

Kitchen/Diner - 22' 0" x 13' 5" (6.70m x 4.09m)

Range of work surfaces with drawers and cupboards below, matching eye level units with concealed lighting, 1.5 ceramic sink unit, corner radiator, plumbing for washing machine and dishwasher, built in electric oven with inset ceramic hob and extractor hood above, built in microwave oven. Radiator, oak flooring, ceiling down lighting and up lighting, two Velux windows, double glazed window to rear aspect, double glazed bi-fold doors leading to rear garden.



Stairs to 1st Floor Landing -

Carpeted, access to part boarded loft with loft ladder, obscure UPVC double glazed window to side aspect, door to

Bedroom 1 - 14' 0" x 10' 10" (4.26m x 3.30m)

UPVC double glazed window to front aspect, plantation shutters, radiator below, coved ceiling, built in wardrobe, carpeted.

Bedroom 2 - 11' 0" x 11' 2" (3.35m x 3.40m)

UPVC double glazed window to rear aspect, radiator below, coved ceiling.

Bedroom 3 - 10' 0" x 6' 0" (3.05m x 1.83m)

UPVC double glazed window to front aspect, plantation shutters, radiator, coved ceiling.

Family Bathroom -

White suite comprising a tiled enclosed bath with shower attachment, shower screen, hand wash basin, low level w/c, part tiled walls, coved ceiling, obscure UPVC double glazed window to rear aspect.

Outside

Front -

Paved driveway for off road parking.

Rear Garden -

Extending to 55 feet with patio area, steps leading to artificial grass, raised flower borders, decking area to rear, fence enclosed, tap, garden lighting, side gate.

Brick Built Outhouse 17 x 17 -

Built in cupboards, laminate flooring, ceiling down lighting, coved ceiling, double glazed windows, bi-fold doors to rear access, internet connection, wall mounted electrical radiator.



Council Tax - D
 Tenure - Freehold
 Total Square Footage – 861.9 sq ft (80.1 sq m)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

