

Cromwells



Pembury Avenue, Worcester Park, KT4 8BU
£430,000

NO ONWARD CHAIN - An opportunity to acquire this 3 bedroom mid-terrace family home. This property requires complete refurbishment throughout, offering the new owners the opportunity to make it their own.

Located in a sought after tree lined road, with easy access to Worcester Park mainline station (Zone 4), bus routes, a well stocked high street and selection of schools including Green Lane primary. Internal viewing required.

No Chain · Walking Distance to Worcester Park Station ·
Refurbishment Opportunity · Garage at Rear

Front -

Lawn, mature shrubs, pathway to front door.

Front Door

Porch

Lounge - 11' 0" x 16' 3" (3.35m x 4.95m)

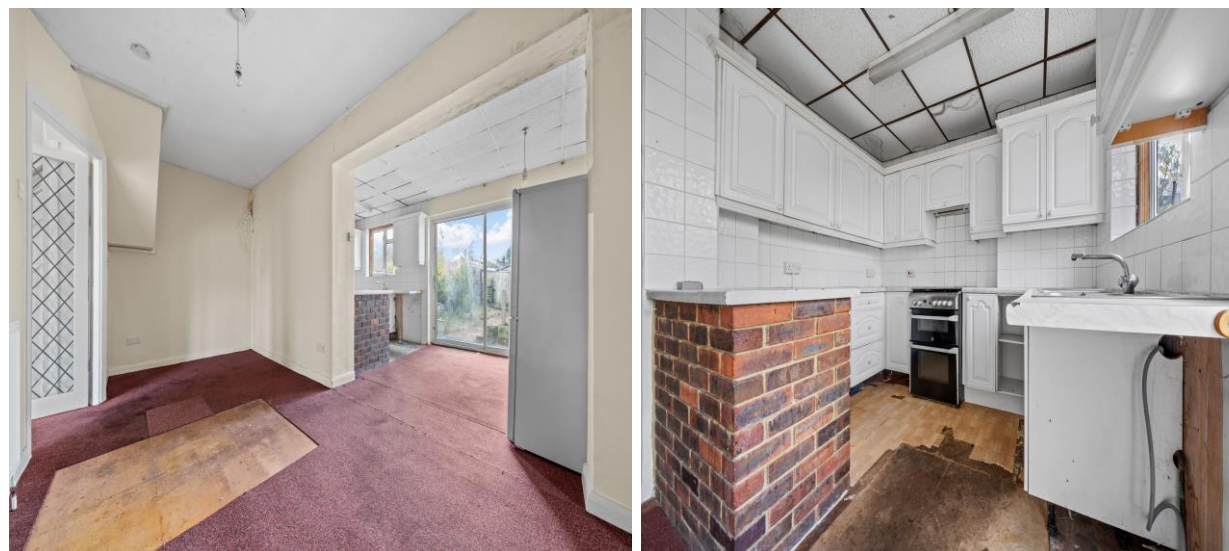
Bay window to front aspect, radiators, carpeted, stairs to 1st floor landing, door to

Dining Room - 16' 7" x 16' 3" (5.05m x 4.95m)

Understairs cupboard, radiator, archway to

Kitchen / Breakfast Room - 8' 6" x 7' 0" (2.59m x 2.13m)

Range of wall mounted units with matching cupboards and drawers below, work surfaces, inset 1.5 bowl stainless steel, space for oven, space and plumbing for washing machine, radiator, doors and window to garden.



Stairs to 1st Floor Landing -

Exposed floor boards, loft access, door to

Bedroom 1 - 11' 6" x 10' 2" (3.50m x 3.10m)

Bay window to front aspect, radiator, exposed floor boards, range of wardrobes and dressing table.

Bedroom 2 - 8' 2" x 9' 0" (2.49m x 2.74m)

Window to rear aspect, radiator, cupboard housing hot water cylinder and boiler, exposed floor boards.

Bedroom 3 -

Window to front aspect, radiator, exposed floor boards.

Shower Room / Wet Room -

White 3 piece suite comprising 'Mira' shower, push flush w/c, wall mounted wash hand basin, radiator, part tiled walls, window to rear aspect.

Rear Garden -

Block paved patio, mature shrubs, tap, access to garage, rear access gate.

Garage -

Up and over door, access to rear.



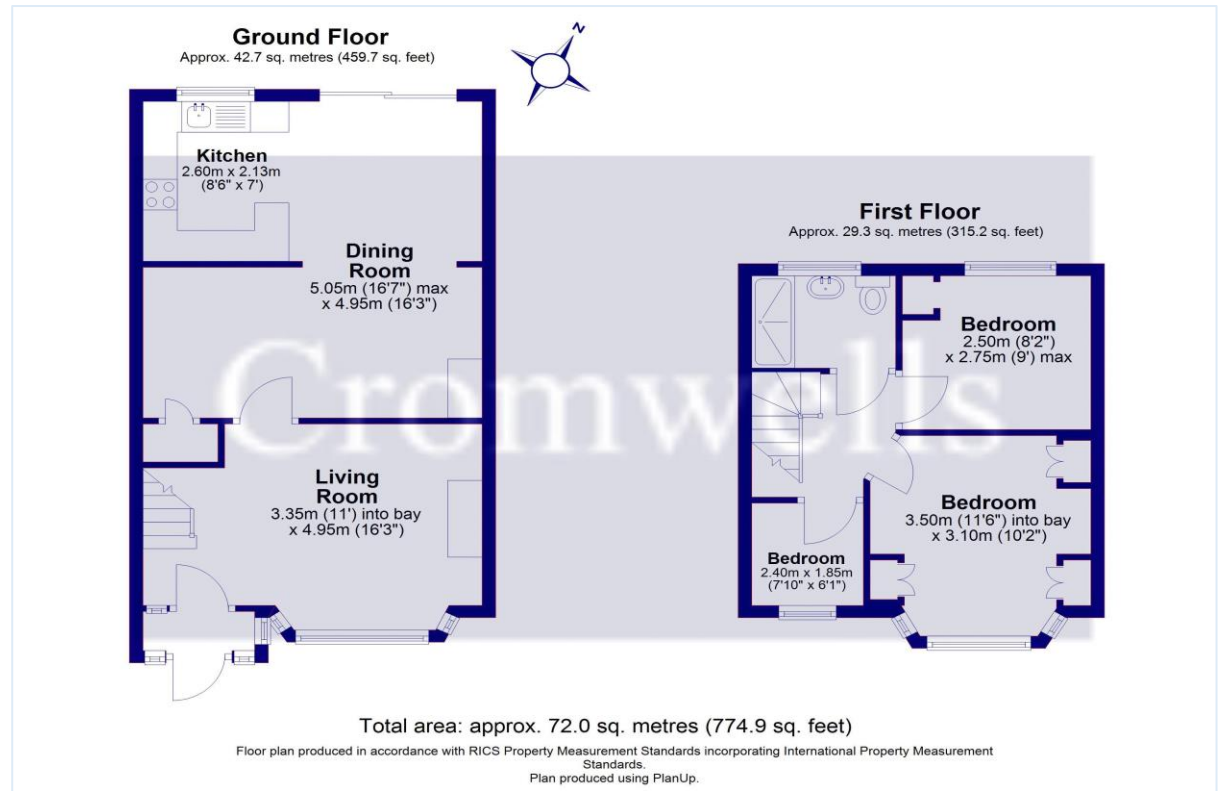
Council Tax - D
 Tenure - Freehold
 Square Foot - 774.9 sq ft (72 sq ms)

Brabham Court, 45 Central Road
 Worcester Park
 Surrey
 KT4 8EA

020 8337 6603
 admin@cromwellswpark.com

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

