

# Cromwells



**Boscombe Road, Worcester Park, KT4 8PL**  
**Guide Price £610,000**



Ideally located on a tree lined residential road is this 3 double bedroom extended family home. The property has undergone much work over the 50 years this family have owned it, to include a double storey extension giving large dual aspect reception room, primary bedroom and bathroom. The Property also offers a further reception room, modern kitchen, great size garden, double garage and driveway. Situated in a popular residential location, within walking distance to Worcester Park mainline station, local schools, Hamptons Lakes, parkland and high street. Internal viewing highly recommended.

3 Double Bedrooms · Garage and Off-Street Parking ·  
2 Reception Rooms · 4 Piece Bathroom

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**Porch -**

Double glazed windows and doors, tiled floor, wooden front door to

**Hall -**

**Reception Room 1 - 19' 4" x 13' 5" (5.89m x 4.09m)**

Dual aspect double glazed windows to front, double glazed windows and doors to garden, carpeted, radiators, door to

**Reception Room 2 - 19' 4" x 11' 3" (5.89m x 3.43m)**

Double glazed windows to front aspect, radiator, wood effect flooring, under stairs storage cupboard, door to

**Inner Hall -**

Door to garden, cupboard housing 'Worcester' boiler, wood effect flooring, door to

**Utility Room - W/C -**

2 piece white suite, wall mounted wash hand basin, w/c, radiator, space for fridge, space and plumbing for washing machine and tumble dryer, wall mounted cupboards, double glazed window to rear.



**Kitchen - 11' 2" x 9' 7" (3.40m x 2.01m)**

Modern range of shaker style wall mounted cream units with matching drawers and cupboards below, granite work surfaces, inset 1.5 bowl sink, integrated double oven, inset 5 ring gas hob with extractor above, double doors to pantry cupboard, integrated dishwasher and freezer, exposed beams, double glazed window to rear aspect, radiator, wood effect flooring.

**Stairs to First Floor Landing -**

Carpeted, original handrail, loft access (pull down ladder, light, fully boarded), door to airing cupboard housing hot water cylinder, window seat, door to

**Bedroom 1 - 13' 3" x 13' 5" (4.04m x 4.09m)**

Double glazed windows to front aspect, radiator, carpeted, range of handmade fitted wardrobes.

**Bedroom 2 - 11' 8" x 11' 0" (3.55m x 3.35m)**

Double glazed windows to front aspect, radiator, large fitted wardrobe, carpeted.

**Bedroom 3 - 8' 0" x 8' 4" (2.44m x 2.54m)**

Double glazed windows to rear aspect, radiator, wood effect flooring, range of fitted wardrobes and cupboards.

**Bathroom -**

Modern white 4-piece suite, claw foot roll top bath, shower cubicle, w/c, wash hand basin, Victorian style radiator with towel rail, wood effect flooring, double glazed windows to rear aspect.

**Rear Garden -**

Paved patio, raised flower beds, side access gate, storage area to side, mainly laid to lawn, mature shrub and plant borders, door to

**Double Garage/Workshop/Storage -**

Double width garage, up and over door, power and lighting, door to storage room, door to rear.

**Front -**

Large driveway providing off street parking, wall enclosed.





Council Tax - E  
Tenure - Freehold  
Square Foot – 1262.3 sq.feet (117.3 sq.metres)

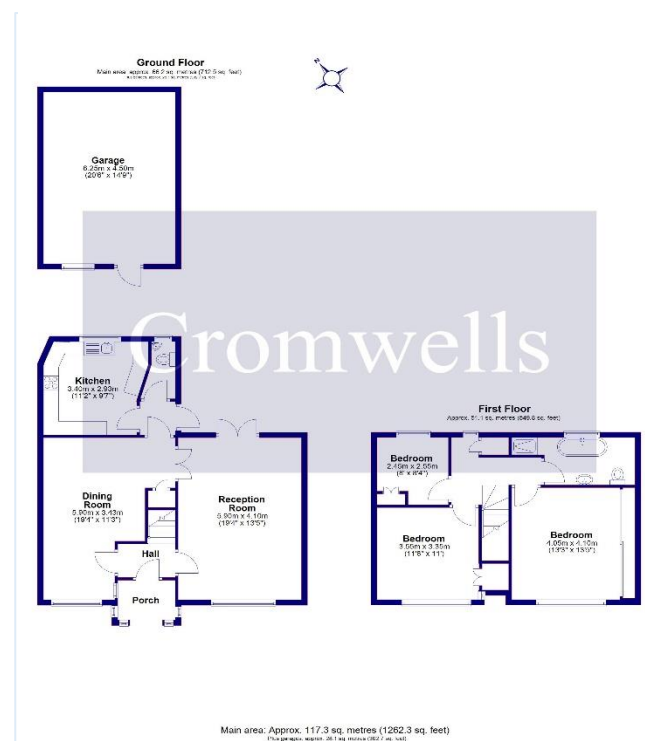
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#### Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

