



# Cromwells

**Merrilands Road, Worcester Park, KT4 8NX**  
**Offers in Excess of £485,000**



Offered to the market is this delightful and immaculately presented 3-bedroom family home. The property is situated in a tree lined residential location within a short stroll to 'Dorchester school'. The property benefits from a bright and airy lounge/diner with shutters to the front, modern kitchen overlooking the garden, 2 double bedrooms with a 3<sup>rd</sup> single, modern bathroom, beautiful garden and off-street parking. Located within a short walk to a well-stocked high street, an array of transport links including Worcester Park mainline station (zone 4) and a selection of sought after schools. Internal viewing highly recommended.

Block Paved Driveway · Private Landscaped Garden ·  
Modern Kitchen and Bathroom · 3 Bedrooms

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**Driveway -**

Providing block paved off street parking, shrub border.

**Front Door -**

**Hallway -**

Wood flooring, radiator, door to understairs storage, stairs to 1st floor landing, door to

**Lounge/Diner - 19' 2" x 16' 5" (5.84m x 5.00m)**

Lounge - Double glazed bay window to front aspect, fitted bespoke shutters, double panel radiator, fitted cupboard, archway to Diner -

Double glazed window to rear aspect, door to understairs cupboard, wood flooring, radiator, door to

**Kitchen - 10' 4" x 7' 3" (3.15m x 2.21m)**

Range of modern wall mounted units with matching cupboards and drawers below, worksurfaces, inset 1.5 bowl sink and drainer, inset 'Bosch' oven with 'Bosch' microwave above, inset electric hob with extractor above, integrated fridge freezer, washing machine and slimline dishwasher, display shelving, wood flooring, double glazed window and door to garden.



**Stairs to 1st Floor Landing -**

Carpeted, loft access (boarded, ladder and light), door to

**Bedroom 1 - 10' 9" x 10' 9" (3.27m x 3.27m)**

Double glazed window to front aspect, fitted bespoke shutters, radiator, carpeted, wardrobes.

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

Double glazed window to rear aspect, radiator, carpeted, fitted wardrobe also housing 'Worcester' boiler.

**Bedroom 3 - 6' 6" x 6' 0" (1.98m x 1.83m)**

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

**Bathroom - 6' 10" x 5' 2" (2.08m x 1.57m)**

Modern white 3-piece suite comprising tile enclosed bath with shower overhead and glass screen, low level w/c, wall mounted wash hand basin with storage below, chrome radiator, tiled walls and floor, extractor, double glazed window to rear aspect.

**Garden -**

Mainly laid to lawn, mature shrub and plant borders, decked patio and paved patio to the rear, garden shed with electric, tap, rear access gate.





Council Tax - D  
Tenure - Freehold  
Total Floor Area – 661 sq.ft. (61.4 sq.m.) approx.

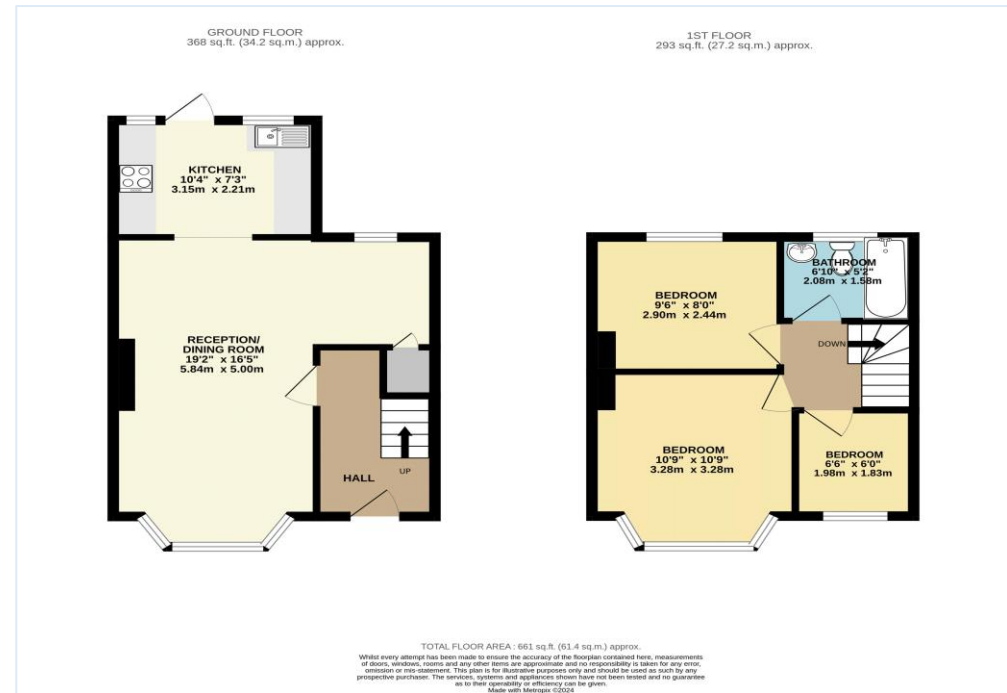
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#### Disclaimer

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Score	Energy rating	Current	Potential
92-100	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

