

Cromwells



Grafton Road, Worcester Park, KT4 7QR
Guide Price £450,000

Cromwells are delighted to offer this beautiful and extended 3-bedroom ground floor maisonette. This property has been modernised and extended sympathetically by the current owners to give flexible family living. This home now offers 3 double bedrooms, 2 bathrooms, stunning modern kitchen with wonderful dining and family space overlooking the garden, along with a TV room and driveway. Ideally situated for access to Worcester Park, Stoneleigh and Tolworth with their mainline stations, easy access to the A3, sought after schools, nurseries, parkland and an array of shops. Viewing essential to appreciate this space.

C Rated EPC ·
Off Street Parking and Private Garden · 2 Bathrooms ·
Extended Kitchen / Family Room · Long Lease

Front Door - Hallway -

Wood effect flooring, storage cupboard also housing consumer unit, cupboard housing electric meter, radiator, understairs cupboard housing gas meter, door to

Reception Area / TV Room - 8' 4" x 11' 4" (2.54m x 3.45m)

Wood effect flooring, radiator, double glazed window to side aspect with fitted blind, bespoke fitted media wall, cupboard housing combi boiler, wired network access points open to

Kitchen / Diner / Family Room -

Diner / Family Room - 17'1" x 9'9" (5.21m x 2.98m) Double glazed sliding doors, fitted electric blinds, double glazed door to side access, wood effect flooring, underfloor heating, open to
Kitchen - 10'8" x 11'4" (3.24m x 3.44m) Range of high gloss wall mounted units with cupboards and drawers below, wood effect work surfaces, inset 1.5 bowl stainless steel sink and drainer, fitted double oven, fitted microwave, inset hob with extractor above, integrated fridge freezer, space and plumbing for dishwasher, tiled upstand, wood effect flooring.



Bedroom 1 - 10' 2" x 14' 11" (3.10m x 4.54m)

Double glazed doors and windows to garden, fitted blinds, under floor heating, range of fitted wardrobes, wired network access points.

Bedroom 2 - 10' 7" x 13' 0" (3.22m x 3.96m)

Double glazed window to front aspect, fitted blind, radiator, carpeted, large understairs storage cupboard, range of fitted wardrobes, wired network access points.

Bedroom 3 - 11' 0" x 9' 3" (3.35m x 2.82m)

Double glazed window to front aspect, fitted blinds, radiator, carpeted, range of fitted wardrobes, wired network access points.

Bathroom -

Modern white 3 piece suite comprising panel enclosed bath with shower overhead, w/c, wash hand basin with storage below, chrome radiator, tiled walls and floor, double glazed window to side, fitted blind.

Shower Room -

Modern white 3 piece suite comprising free standing shower, w/c, wall mounted wash hand basin, chrome radiator, tiled walls and floor, sensor lighting.

Garden -

Fence enclosed Southeast facing rear garden, paved patio area, sizable lawn, mature shrub border, shed, lighting, power point, tap.

Outside Storage / Utility Space - 4' 7" x 5' 11" (1.40m x 1.80m)

Space and plumbing for washing machine and tumble dryer, space for further appliances, power, light and shelving.

Driveway -

Providing off street parking.



