

Cromwells



**St. Philips Avenue, Worcester Park, KT4 8JS**  
**£560,000**

Offered for the 1st time in over 30 years is this 3-bedroom semi-detached home. The property has been well loved by the current owner but offers the chance to modernise and extend subject to planning permission. Currently comprising of lounge, kitchen/diner, shower room, 3 bedrooms, bathroom, garden and garage. Located superbly for access to Worcester Park high street with an array of shops, Worcester Park mainline station (zone 4), bus routes plus a selection of highly regarded schools. Viewing essentials.

Potential to Extend Subject to Planning Permission ·  
Prime Location · Rear Garden with Garage · 2 Bathrooms

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#### **Composite Front Door -**

#### **Hallway -**

Radiator, carpeted, understairs cupboard, stairs to 1st floor, picture rail, doorway to inner hallway

#### **Inner Hall -**

Wall mounted thermostat, carpeted, door to

#### **Lounge - 11'10" x 11'4" (3.60m x 3.45m)**

Double glazed window to front aspect, radiator, carpeted, feature fireplace.

#### **Kitchen/Diner -**

**Diner - 13'3" x 9'2" (4.05m x 2.80m)** Double glazed sliding doors to garden, carpeted, radiator, open to

**Kitchen - 8'10" x 8'2" (2.70m x 2.50m)** Range of shaker style wall mounted units with matching cupboards and drawers below, work surfaces, inset stainless steel sink, inset gas hob with extractor above, oven below, space and plumbing for washing machine and dishwasher, integrated fridge freezer, cupboard housing boiler, tiled upstand, tiled floor, double glazed window to rear.



### **Downstairs Shower Room -**

Wet room style 3-piece suite comprising shower with hand shower attachment, w/c, wash hand basin with storage below, tiled walls and floor, double glazed window to side, partially underfloor heated.

### **Stairs to 1st Floor -**

Carpeted, double glazed window to side, stairs to loft, loft hatch (small access housing water cylinder and shower pump), door to

### **Bedroom 1 - 14'1" x 11'0" (4.30m x 3.35m)**

Double glazed bay window to front aspect, radiator, carpeted, range of fitted wardrobes.

### **Bedroom 2 - 10'2" x 11'0" (3.10m x 3.35m)**

Double glazed window to rear aspect, radiator, carpeted, range of fitted wardrobes, cupboard housing water cylinder and understairs storage area.

### **Bedroom 3 - 6'7" x 6'3" (2.00m x 1.90m)**

Double glazed window to front aspect, radiator, carpeted.

### **Bathroom -**

4-piece suite comprising shower cubical, w/c, pedestal wash hand basin, bidet, radiator, part tiled walls, dual aspect double glazed window to side and rear.

### **Loft - 14'7" x 9'2" (4.45m x 2.80m)**

Velux window to rear, carpeted, fitted cupboards and drawers.

### **Garden -**

Mature rear garden, decked seating area, steps to patio area, gated side access, shed with light and power, mature shrubs and trees, garage, rear access, tap, power point.

### **Garage -**

Up and over door, power and lighting.

### **Front -**

Wall enclosed, mature shrub and plant borders.



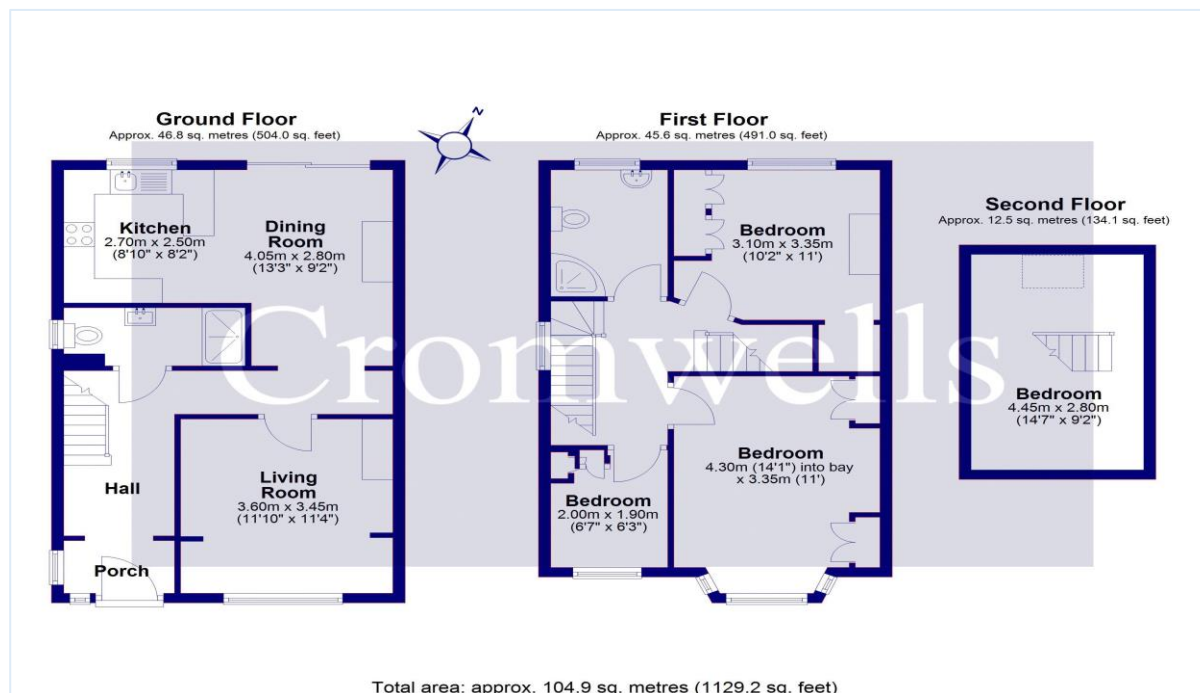
Council Tax - E  
 Tenure - Freehold  
 Square Foot – 1129.2 sq.foot (104.9 sq.metres)

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#### Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

