

Cromwells



Amesbury Close, Worcester Park, KT4 8PW
Guide Price £595,000

Cromwells are pleased to present this extended 3/4 bedroom semi-detached home. The current owner has lovingly maintained the home for 47 years, however still leaving scope for modernisation and further extension (subject to planning permission). The property currently comprises large, flooded with light lounge/diner, kitchen, w/c, bedroom 4/study, 3 bedrooms on the 1st floor, family bathroom, southwest facing garden and parking. Ideally situated in a cul-de-sac with close proximity of Worcester Park high street, parklands at 'The Hamptons', bus routes, Worcester Park mainline station (zone 4) and a selection of nurseries and schools. Viewing highly recommended.

Potential to Extend Further Subject to Planning Permission ·
 Southwest Facing Garden ·
 Garage and Off Street Parking · Downstairs Cloakroom

Driveway -

Off street parking.

Porch -

Tiled floor.

Hallway -

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

Lounge/Diner -

Lounge - 25'1" x 11.0" (7.64m x 3.35m) Double glazed bay window to front aspect, radiators, carpeted, feature fireplace, fitted storage to alcove.

Diner - 9.7" x 11.10" (2.92m x 3.61m) Wood block flooring, radiator, double glazed doors to garden.

Kitchen -

Range of wall mounted units with cupboards and drawers below, work surfaces, inset 1.5 bowl sink, integrated oven, inset gas hob, space and plumbing for washing machine, space for fridge freezer, cupboard housing 'Vaillant' boiler, window to side aspect, open to inner lobby.



Inner Lobby -

Stable door to rear, tiled floor, wall mounted radiator, door to

W/C -

White 2-piece suite comprising w/c, wall mounted wash hand basin, tiled floor, radiator.

Study/Bedroom 4 - 9' 7" x 8' 4" (2.92m x 2.54m)

Double glazed window to rear aspect, radiator, carpeted.

Stairs to 1st Floor Landing -

Carpeted, double glazed window to side aspect, loft access, door to

Bedroom 1 - 13' 6" x 9' 10" (4.11m x 2.99m)

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

Bedroom 2 - 11' 7" x 9' 9" (3.53m x 2.97m)

Double glazed windows to rear aspect, radiator, carpeted.

Bedroom 3 - 6' 11" x 6' 7" (2.11m x 2.01m)

Double glazed bay windows to front aspect, radiator, carpeted.

Bathroom -

White 3 piece suite comprising corner bath with shower, w/c, wash hand basin with cupboard below, linen cupboard, chrome radiator, dual aspect double glazed window to rear and side.

Garden -

South West facing rear garden, paved patio, sizeable lawn, mature shrub borders, brick built storage, tap, lights.

Garage - 13' 10" x 7' 9" (4.21m x 2.36m)

Up and over door, power, lighting.



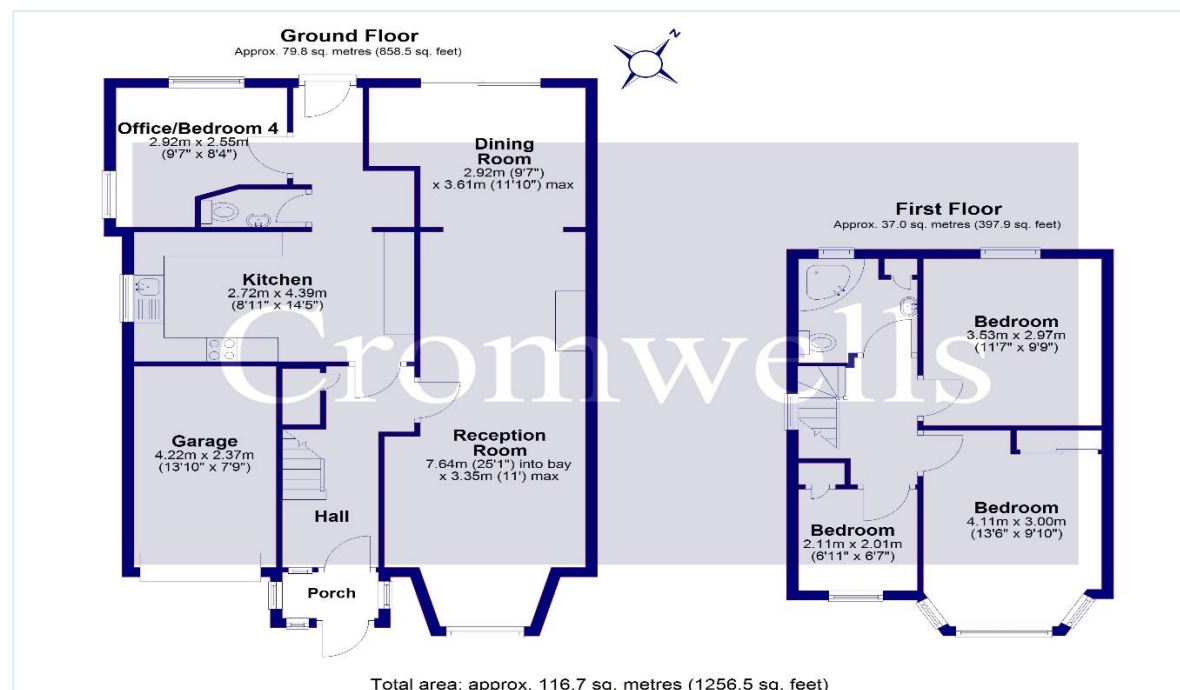
Council Tax - E
Tenure - Freehold
Square Foot – 1256.5 sq.ft (116.7 sq.mt)

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		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

