

Cromwells



**Trent Way, Worcester Park, KT4 8TT**  
**£475,000**



NO CHAIN. Nestled in this delightful cul-de-sac is this extended 2 bedroom, semi-detached home. The property has been lovingly maintained however it offers the opportunity to modernise and update throughout.

Offering bright lounge/diner, larger than average kitchen/breakfast room, downstairs w/c, garage (conversion potential subject to planning permission), 2 double bedrooms, garden and driveway. Located ideally to enjoy the facilities of both Worcester Park and North Cheam including bus routes, Worcester Park station (zone 4) a selection of shops and schools. Internal viewing highly recommended.

No Chain · Driveway and Garage ·  
Extended Kitchen · Downstairs W/C

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**Front -**

Block paved driveway, lawn area.

**Front Door -**

**Inner Hall -**

Radiator, carpeted, wall mounted fuse board, door to

**Lounge/Diner - 21' 0" x 12' 10" (6.40m x 3.91m)**

Double glazed bay window to front aspect, radiator, carpeted, stairs to 1st floor, door to

**Kitchen/Breakfast Room - 8' 8" x 19' 0" (2.64m x 5.79m)**

Range of wall mounted units with matching cupboards and drawers below, work surfaces, inset 1.5 bowl sink, inset hob with extractor above, integrated oven and microwave, integrated washing machine, tiled back splash, radiator, double glazed window to rear, cupboard housing boiler, arch to, doors to garden, radiator, door to



**Inner Lobby -**  
Radiator, door to

**W/C -**  
W/C, wall mounted wash hand basin, radiator, double glazed window to side.

**Stairs to 1st Floor Landing -**  
Carpeted, double glazed window to side, loft access (pull down ladder, boarded, insulated, light), door to

**Bedroom 1 - 11' 6" x 12' 10" (3.50m x 3.91m)**  
Double glazed windows to front aspect, radiator, carpeted, fitted wardrobes.

**Bedroom 2 - 8' 10" x 12' 10" (2.69m x 3.91m)**  
Double glazed window to rear aspect, radiator, carpeted, fitted wardrobes.

**Bathroom - 5' 3" x 9' 6" (1.60m x 2.89m)**  
3 Piece suite comprising panel enclosed bath with hand shower, w/c, pedestal wash hand basin, radiator, door to airing cupboard.

**Garden -**  
Mainly fence enclosed, patio area, mature trees.

**Garage -**  
Up and over door, power and light.





Council Tax - E  
Tenure - Freehold  
Square Foot - 842,4 sq ft (78.3 sq ms)

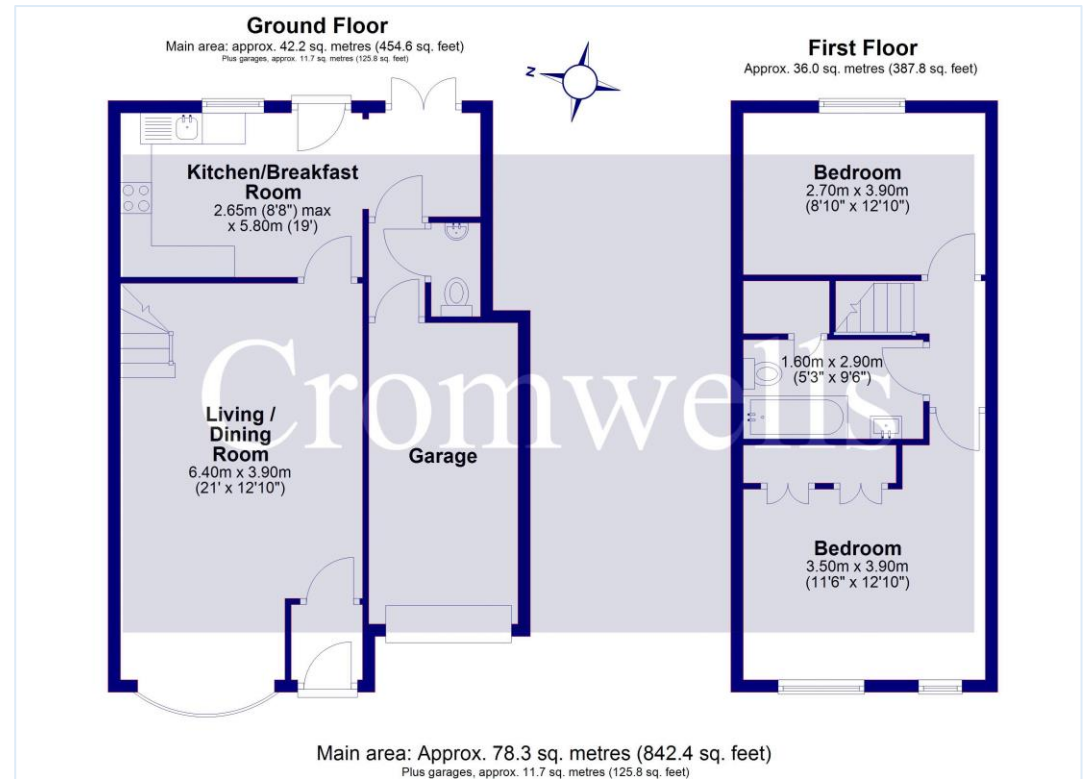
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#### Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

