

Cromwells



Clarkes Avenue, Worcester Park, KT4 8QB
Guide Price £525,000

Ideally situated is this delightful 2 bedroom semidetached home. The property has undergone much modernisation by the current owners but yet still offers potential to extend STPP. You are greeted by a light filled lounge and kitchen/diner with doors overlooking a South facing garden, upstairs are 2 double bedrooms, bathroom with free standing bath along with a large detached garage/outbuilding with rear access and driveway. Located superbly for access to a selection of highly sought after schools including St Cecillas and Dorchester and utilising both Worcester Park and North Cheam facilities, including Worcester Park mainline station (zone 4), bus routes to Morden & a wide range of shops & eateries.

Potential to Extend STPP · Large Garage/Outbuilding ·
Off Street Parking · South West Facing Rear Garden.
Side and Rear Access

Driveway -

Blocked paved.

Front Door

Hallway -

Double panel radiator, wall panelling, understairs storage, stairs to first floor, engineered wood flooring, door to

WC -

White, modern 2-piece suite comprising a WC, wall mounted wash hand basin, radiator, tiled walls and floor.

Lounge - 12' 6" x 10' 6" (3.81m x 3.20m)

Double glazed window to front, Victorian style radiator, engineered wood flooring, feature fireplace, cupboard and shelves to alcoves, arch to



Kitchen/Diner -

Kitchen - 11'5 x 7'1 - Range of Shaker style wall mounted cupboards with drawers and cupboards below, work surfaces, inset ceramic 1.5 bowl sink, Neff inset 5 ring gas hob, integrated Neff oven and microwave, integrated fridge freezer, integrated slim line dishwasher, integrated washer/dryer, tiled splash back, cupboard housing 'Worcester' Combi boiler, double glazed window to rear, tiled floor, open to

Diner - 11'2 x 10' - Double glazed doors to garden, wall mounted Shaker style units, 2 Victorian style radiators, engineered wood flooring.

Stairs to First Floor Landing -

Double glazed window to side, loft access (boarded and light), engineered wood flooring, door to

Bathroom -

Modern 4-piece suite comprising a free standing bath, shower with hand shower attachment, wash hand basin with vanity cupboard, hardwired LED mirror, WC, wall mounted radiator, part tiled walls, tiled floor, double glazed window to rear.

Bedroom 1 - 9' 8" x 15' 9" (2.94m x 4.80m)

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

Bedroom 2 - 11' 6" x 9' 2" (3.50m x 2.79m)

Double glazed window to rear, Victorian style radiator, fitted wardrobes.

Rear Garden -

Enclosed, South West facing rear garden, patio area, sizeable lawn further patio, gated side access, access to garage/out buildings, double gated rear access to Langley Avenue.

Garage/Outbuilding -

Double glazed door and window, power and lighting, electric up and over door to rear access gates.



Council Tax - D
Tenure - Freehold
Square Foot - 762.5 sq ft (70.8 sq mt)

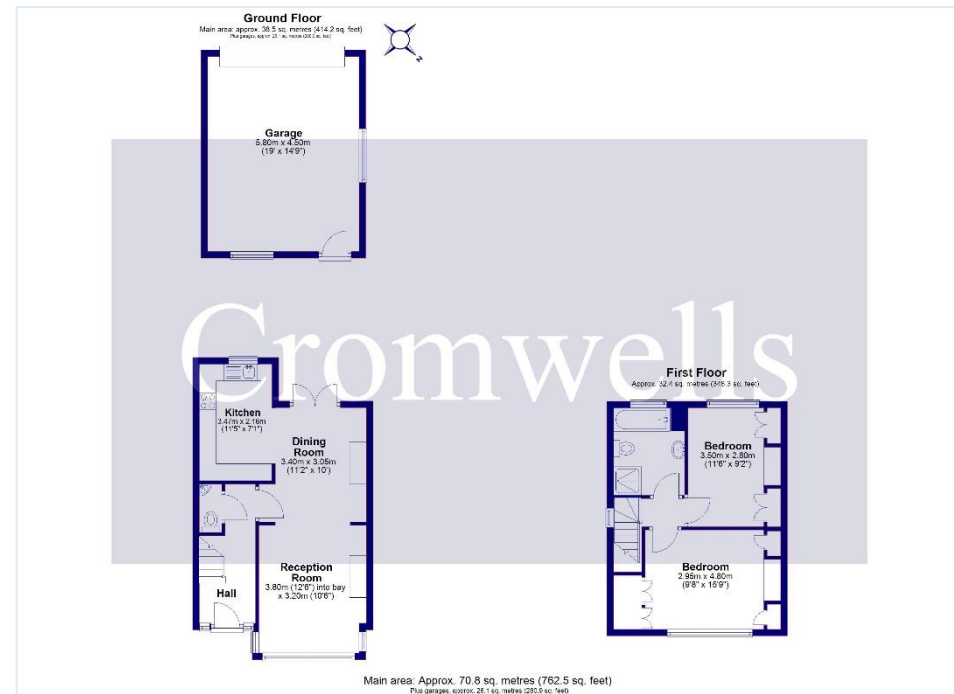
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

