



Cromwells

**Hazlemere Gardens, Worcester Park, KT4 8AH**  
**Offers in Excess of £550,000**



Offered with No Onward Chain is this well sized 3 bedroom semi detached home. Ideally located in a popular no through road within close proximity to Worcester Park station (zone 4), a well stocked high street and selection of sought after schools and nurseries. This property requires total refurbishment and modernisation throughout, however offers great potential to make it your own, along with scope to extend subject to planning permission. Internal viewing highly recommended to appreciate the potential available.

No Onward Chain ·  
Ideal Location for Access to Worcester Park Station ·  
Off Street Parking · Garden Cabin

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**Front -**

Driveway providing off street parking, lawn area with mature shrubs, gated side access.

**Hallway -**

Double glazed window to side aspect, double panel radiator, understairs storage, door to cupboard housing wall mounted combi boiler, door to

**Reception Room 1 - 13' 9" x 12' 0" (4.19m x 3.65m)**

Double glazed bay window to front aspect, double panel radiator.

**Reception Room 2 - 12' 0" x 12' 0" (3.65m x 3.65m)**

Double glazed doors to garden, double panel radiator.





**Kitchen - 9' 10" x 6' 11" (2.99m x 2.11m)**

Wall and floor standing units, space for free standing appliances, double glazed window to side aspect, double glazed door to garden.

**Stairs to 1st Floor Landing -**

Double glazed window to side aspect, loft access (insulated, boarded, ladder), door to

**Bedroom 1 - 14' 3" x 12' 0" (4.34m x 3.65m)**

Double glazed window to front aspect, radiator, eaves storage cupboard.

**Bedroom 2 - 12' 0" x 12' 0" (3.65m x 3.65m)**

Double glazed window to rear aspect, radiator.

**Bedroom 3 - 8' 2" x 6' 11" (2.49m x 2.11m)**

Double glazed window to front aspect, radiator.

**Bathroom -**

Panel enclosed bath, double glazed window to rear aspect.

**W/C -**

White w/c, double glazed window to side aspect.

**Garden -**

Fence enclosed, mainly laid to lawn, block paved patio, gated side access, access to cabin and storage shed.

**Cabin - 9' 6" x 19' 6" (2.89m x 5.94m)**

Power and lighting installed (not connected to main house), insulated, windows to garden.



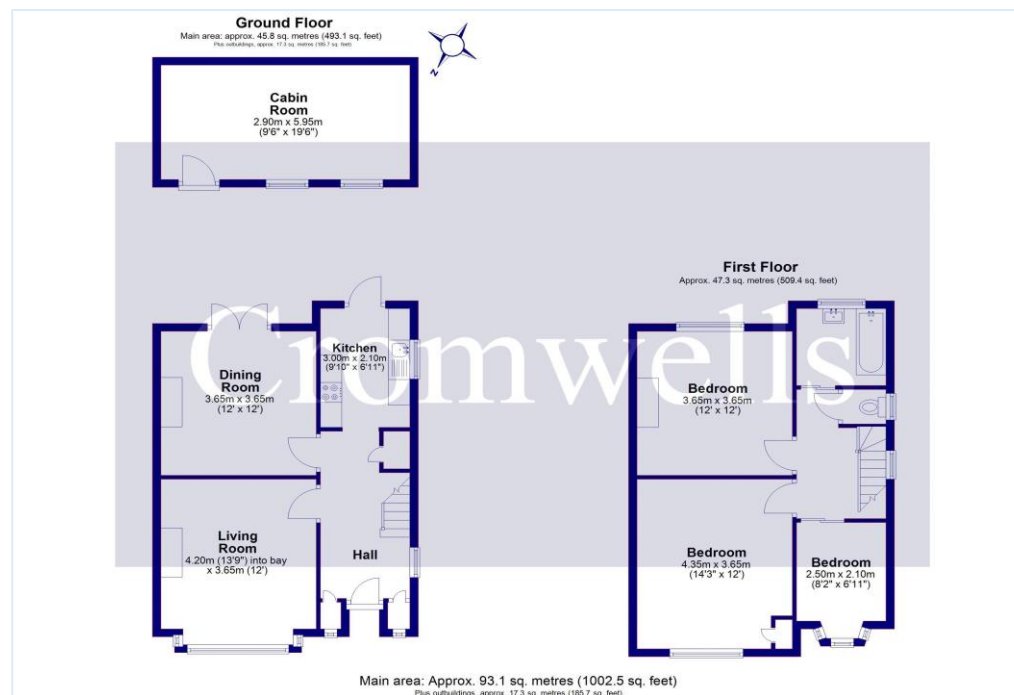
Council Tax - E  
Tenure - Freehold  
Square Foot – 1002.5 sq ft (93.1 sq mt)

Brabham Court, 45 Central Road  
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#### 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		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

