

# Cromwells



**Washington Road, Worcester Park, KT4 8JG**  
**Guide Price £625,000**



Cromwells are delighted to offer this extended 3 bedroom, semi detached home. The property has been updated and modernised by the current vendor to include modern kitchen, downstairs shower room, shutters, family bathroom, driveway and potential to extend further subject to planning permission. Ideally situated for access to a well stocked Worcester Park high street, a selection of sought after schools and Worcester Park mainline station (zone 4). Internal viewing highly recommended.

Potential to Extend Subject to Planning Permission · Driveway  
Providing Off Street Parking ·  
West Facing Rear Garden · 2 Bathrooms

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**Front -**

Driveway providing off street parking.

**Front Door -**

**Hallway -**

Double panel radiator, downstairs cupboards, stairs to 1st floor landing, open to

**Reception 1 -**

Double glazed bay window to front aspect, fitted shutters, further double glazed window with shutters, double panel radiator, feature fireplace, wood effect flooring, archway to

**Reception 2 -**

Double panel radiator, wood effect flooring, door to

**Shower Room -**

White modern 3-piece suite comprising, shower, w/c, pedestal wash hand basin, tiled floor, part tiled walls, wall mounted radiator, double glazed window to side aspect.



### **Kitchen/Breakfast Room -**

**Kitchen 9'4" x 14'11" (2.85m x 4.55m)** - Modern high gloss wall mounted units with cupboards and drawers below, wooden work surfaces, inset stainless steel sink and drainer, integrated oven with gas hob and extractor above, space for fridge freezer, space and plumbing for washing machine, integrated dishwasher, cupboard housing combination boiler, plinth heater, double glazed window to rear aspect.

**Diner 11'8" x 9'0" (3.55m x 2.75m)** - Double glazed doors to garden, wood effect flooring, wall mounted heating thermostat.

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

Carpeted, double glazed window to side with shutters, loft access (ladder, insulated and light) door to

### **Bedroom 1 - 11' 8" x 9' 0" (3.55m x 2.74m)**

Double glazed window to rear with shutters, double panel radiator, carpeted, fitted wardrobes.

### **Bedroom 2 - 9' 10" x 10' 2" (2.99m x 3.10m)**

Double glazed window to front aspect with shutters, double panel radiator, carpeted, fitted wardrobes.

### **Bedroom 3 - 9' 10" x 5' 11" (2.99m x 1.80m)**

Double glazed window to front with shutters, double panel radiator, carpeted.

### **Bathroom -**

Modern white 3 piece suite panel enclosed bath with shower overhead, w/c, wall mounted wash hand basin, part tiled walls, double glazed window to rear aspect.

### **Rear Garden -**

West facing, fence enclosed rear garden, paved with central lawn area, power point, light, gated side access.





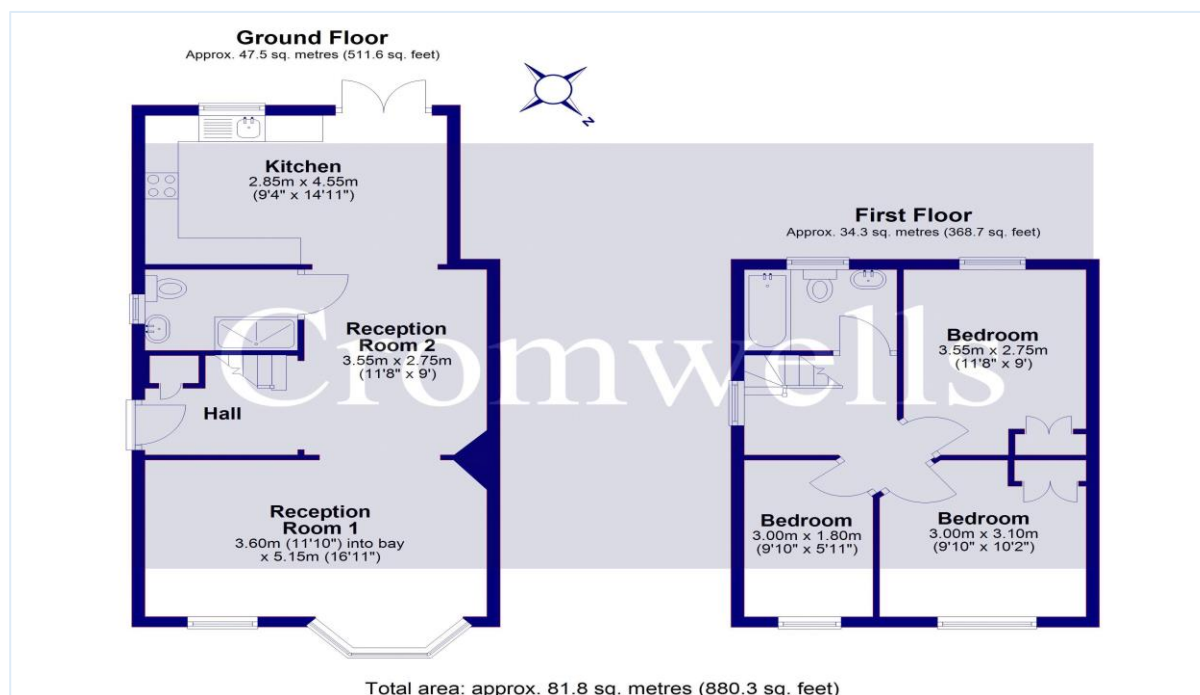
Council Tax - D  
Tenure - Freehold  
Square Foot – 880.3 sq.ft (81.8 sq.mt)

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#### Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

