

Cromwells



Kingsmead Avenue, Worcester Park, KT4 8UZ
£875,000

Cromwells are delighted to offer this fine example of a 4 bedroom family home. The property has been lovingly cared for, for over 20 years. Offering the new owners the chance to live on a highly sought after road with a wealth of scope to update and extend subject to planning permission. This has flexible accommodation to suit an array of setups, comprising 2 reception rooms kitchen/breakfast room, utility, w/c, 4 bedrooms, bathroom, south facing garden, driveway and garage. Ideally situated for access to a selection of highly regarded schools, well stocked Worcester Park high street, bus routes, Worcester Park mainline station (zone 4) and Nonsuch park. Internal viewing highly recommended to appreciate this gem of a home.

Highly Sought After Location ·
Potential to Modernise and Extend (STPP) ·
Large Southwest Facing Garden · Off Street Parking and Garage

Front -

Block paved driveway providing off street parking, mature shrub border, garage access.

Porch -

Tiled floor, front door.

Hallway -

Exposed wood floor, radiator, stairs to 1st floor landing, door to

Lounge - 14' 11" x 14' 7" (4.54m x 4.44m)

Double glazed bay window to front aspect, radiator, exposed wood floor, fireplace, door to

Kitchen/Breakfast Room - 22' 0" x 5' 11" (6.70m x 1.80m)

Range of country style wall mounted units with cupboards and drawers below, work surfaces, inset stainless steel sink, space for oven, space and plumbing for dishwasher and washing machine, double glazed dual aspect window to rear and side, feature fireplace, door to pantry cupboard, cupboard housing storage and fuse board, radiator, door to



Utility room -

Space for fridge freezer, space for tumble dryer, double glazed window and door to garden, door to

W/C -

2-piece suite comprising w/c, wall mounted wash hand basin, radiator, window to side aspect.

Reception Room 2 - 14' 3" x 12' 2" (4.34m x 3.71m)

Radiator, carpeted, feature fireplace, open to

Conservatory - 10' 4" x 11' 4" (3.15m x 3.45m)

Windows and doors to garden, carpeted.

Stairs to 1st Floor Landing -

Carpeted, loft access (pull down ladder, partly boarded and light), door to

Bedroom 1 - 14' 9" x 14' 9" (4.49m x 4.49m)

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

Bedroom 2 - 14' 2" x 12' 2" (4.31m x 3.71m)

Double glazed window to rear aspect, radiator, exposed wood floor.

Bedroom 3 - 10' 0" x 6' 11" (3.05m x 2.11m)

Double glazed window to side aspect, radiator, carpeted, cupboard housing hot water cylinder.

Bedroom 4 - 9' 6" x 7' 3" (2.89m x 2.21m)

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

Bathroom -

White 4 piece suite comprising panel enclosed bath, free standing shower, w/c, wash hand basin with vanity below, double glazed dual aspect window to side, wall mounted radiator, part tiled walls, tiled floor.

Garden -

Sizable Southwest facing rear garden, patio, large expanse of lawn, mature shrub borders, tap, gated side access, shed, greenhouse, summer house (in need of renovation, power and light).

Garage

Up and over door, window and door to side, wall mounted 'Vaillant' boiler.



Council Tax - F
Tenure - Freehold
Square Foot – 1746.4 sq.ft (162.2 sq.mt)

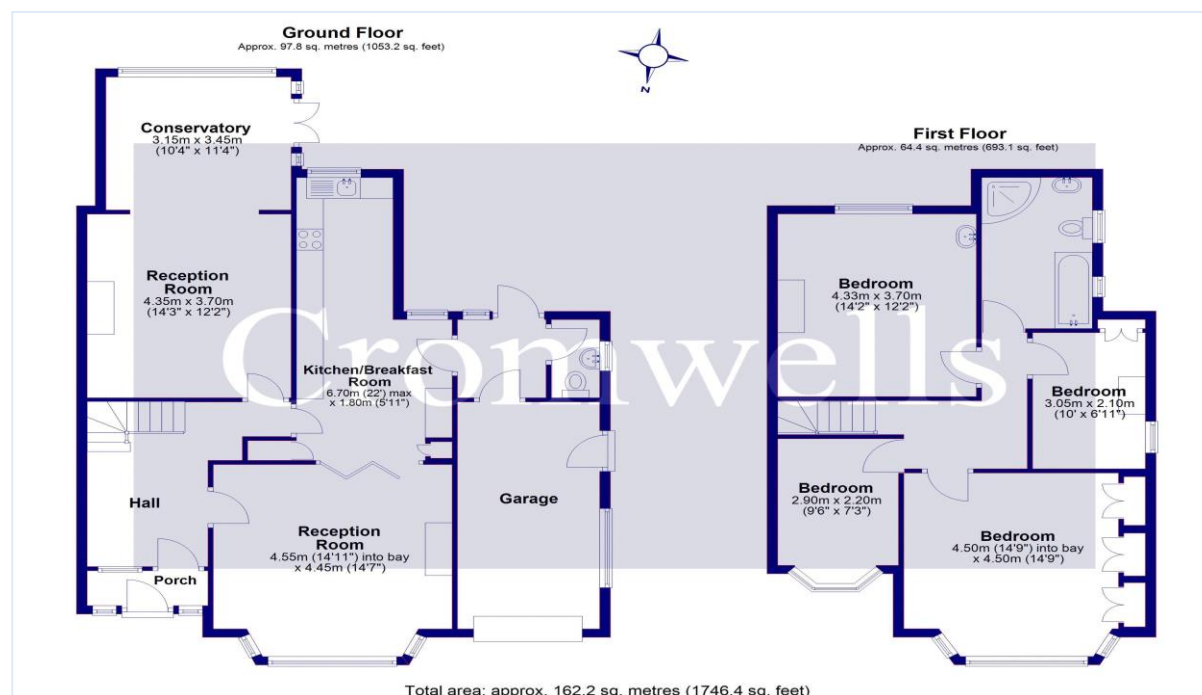
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

