

Cromwells



**Elmstead Gardens, Worcester Park, KT4 7BE**  
**Guide Price £525,000**



No Onward Chain - Cromwells are delighted to offer this 3 bedroom family home to the market. The property has been cared for by the current vendor for many years. The property requires refurbishment but offers a wealth of scope to improve and extend subject to planning permission.

Currently comprising of 2 reception rooms, kitchen, 3 bedrooms, bathroom, West facing rear garden and off-street parking. Ideally positioned on a tree lined road with great accessibility to both Worcester Park and Stoneleigh mainline stations and high streets, along with highly regarded schools including The Mead and Auriel. Viewing highly recommended.

Potential to Modernise and Extend (STPP) · Driveway ·  
West Facing Garden ·Sought After Location

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#### **Driveway -**

Crazy paved driveway providing off street parking.

#### **Hallway -**

Double glazed front door and window, carpeted, electric radiator, stairs to 1st floor landing, understairs storage cupboards housing fuse board, doors to

#### **Lounge - 13' 5" x 12' 4" (4.09m x 3.76m)**

Double glazed bay window to front aspect, feature fireplace with electric insert.

#### **Dining Room - 11' 8" x 11' 10" (3.55m x 3.60m)**

Double glazed doors to garden, carpeted, fireplace with electric insert.

#### **Kitchen - 10' 0" x 7' 0" (3.05m x 2.13m)**

Range of wall mounted units with cupboards and drawers below, work surfaces, inset 1.5 bowl sink and drainer, inset hob with extractor above and oven below, space and plumbing for washing machine, space for slimline dishwasher, space for fridge freezer, double glazed door and window to garden.



**Stairs to 1st Floor Landing -**

Carpeted, loft access (boarded, ladder, light and 'Velux' window, hot water system), radiator, doors to

**Bedroom 1 - 13' 5" x 11' 10" (4.09m x 3.60m)**

Double glazed bay window to front aspect, carpeted.

**Bedroom 2 - 11' 8" x 9' 8" (3.55m x 2.94m)**

Double glazed window to rear aspect, carpeted.

**Bedroom 3 - 8' 2" x 5' 8" (2.49m x 1.73m)**

Double glazed window to front aspect, carpeted.

**W/C -**

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

**Bathroom -**

White 2 piece suite comprising, bath with shower overhead, sink with vanity below, electric radiator, carpeted, double glazed window to rear aspect.

**Garden -**

Sizeable rear garden, crazy paved patio, tap, mature plant and shrub borders, sheds, access to rear.





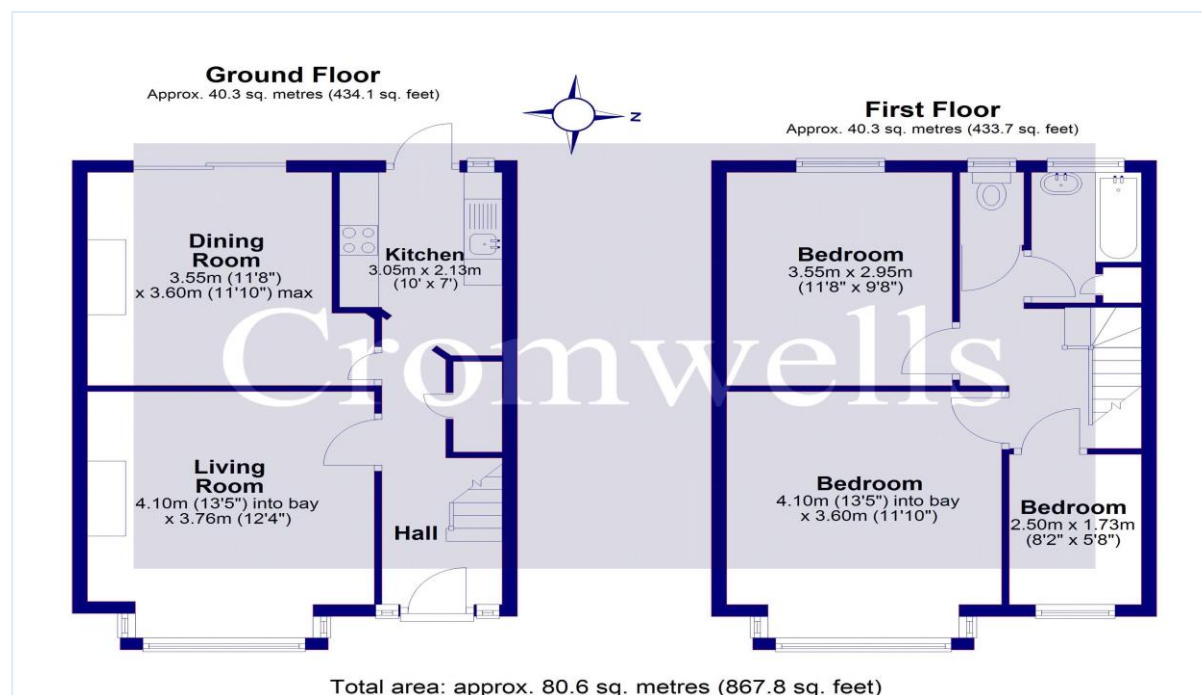
Council Tax - D  
Tenure - Freehold  
Square Foot - 867.8 sq.ft (80.6 sq.mt)

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#### Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		

