

Cromwells



Kingsmead Avenue, Worcester Park, KT4 8XA
Guide Price £1,450,000

'A Rare Find' offered with No Onward Chain is this delightful and substantial 4/5 bedroom detached family home. The property has been lovingly maintained for over 20 years and offers a stunning array of characterful features throughout.

This home offers any family the flexibility required for modern living with 3/4 reception rooms, 'Arts and Crafts' style fireplace, sizable kitchen, pantry/utility room, 4/5 bedrooms, 2 bathrooms, stunning and extensively manicured rear garden along with in and out driveway. Located superbly for access to a selection of well performing schools, along with a well-stocked Worcester Park high street giving access to Worcester Park mainline station (zone 4) and various bus routes. Viewing required to appreciate this gem of a house.

No Onward Chain · Stunning Landscaped Garden ·
Sought After Location · Wealth of Charm and Character

Front -

Gravel in and out driveway, mature shrub and plants.

Front Door -

Entrance Hall -

Feature leaded light window, tiled floor, double doors to

Hallway -

Wood flooring, understairs storage, radiator with decorative cover, stairs to 1st floor, door to

Reception 1 - 17' 3" x 12' 0" (5.25m x 3.65m)

Double glazed window to front aspect, radiator, wood flooring, arts and crafts style feature fireplace with tiled hearth, archway to

Reception 2 - 12' 2" x 19' 0" (3.71m x 5.79m)

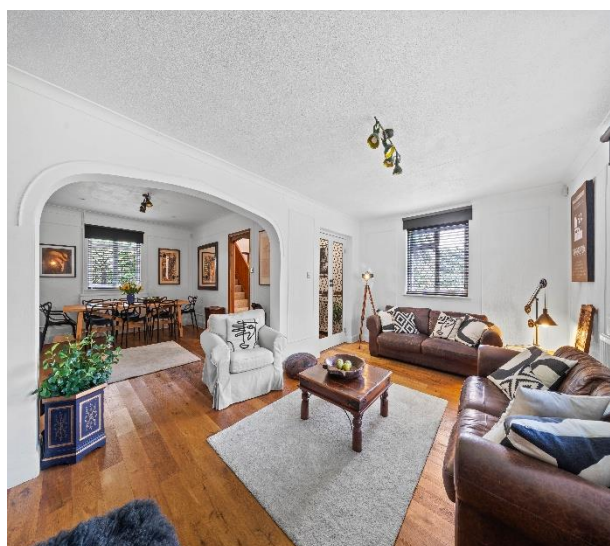
Dual aspect double glazed windows to garden, radiator, wood flooring, double doors to hallway.

Reception 3 - 15' 1" x 12' 2" (4.59m x 3.71m)

Double glazed window to front aspect, wood flooring, door to

Reception 4 / Bedroom - 11' 2" x 10' 0" (3.40m x 3.05m)

Double glazed window to front aspect, radiator, carpeted.



Kitchen/Breakfast Room - 10' 8" x 22' 10" (3.25m x 6.95m)

Range of wall mounted units with matching cupboards and drawers below, work surfaces, inset 1.5 bowl ceramic sink, waste disposal unit, integrated double oven, inset hob with extractor fan above, integrated dishwasher, integrated fridge, double glazed doors to garden, tiled floor, radiator with decorative cover.

Walk-In Pantry/Utility -

Storage, space and plumbing for washing machine and tumble dryer, space for fridge freezer, door to

Garage - 28' 5" x 9' 10" (8.65m x 2.99m)

Double doors to front, power and light.

Stairs to 1st Floor Landing -

Carpeted, fitted window storage, double glazed window to front aspect, radiator, door to airing cupboard housing hot water tank, loft (pull down ladder, boarded, light), door to

Bedroom 1 - 17' 3" x 12' 0" (5.25m x 3.65m)

Double glazed dual aspect window to front and rear aspects, radiator, range of fitted wardrobes, drawers and dresser.

Bedroom 2 - 14' 3" x 12' 4" (4.34m x 3.76m)

Double glazed window to front aspect, radiator, carpeted.

Bedroom 4 - 9' 10" x 9' 10" (2.99m x 2.99m)

Double glazed window to rear aspect, range of fitted wardrobes, wood effect flooring, radiator.

Bedroom 3 - 12' 4" x 9' 10" (3.76m x 2.99m)

Double glazed window to front aspect, radiator, range of fitted wardrobes, wood effect flooring.

Bathroom -

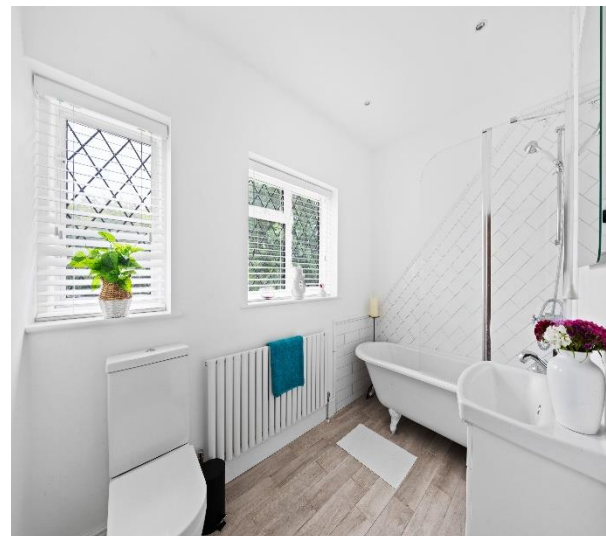
White 3-piece suite comprising clawfoot bath with shower overhead, w/c, wash hand basin with cupboard below, radiator, double glazed window to rear aspect, part tiled walls, tiled floor.

Shower Room -

3-piece suite comprising shower, w/c, wash hand basin with cupboards below, radiator, cupboard housing boiler, double glazed window to rear, part tiled walls, tiled floor.

Garden -

Stunning, fence enclosed 0.29-acre rear garden, large lawn area flanked by mature shrub borders, decked entertaining area, large cabin with double glazed windows and power (14 feet 7 inches x 12 feet 8 inches), various sheds for storage, mature trees, tap, gate to further garden space.



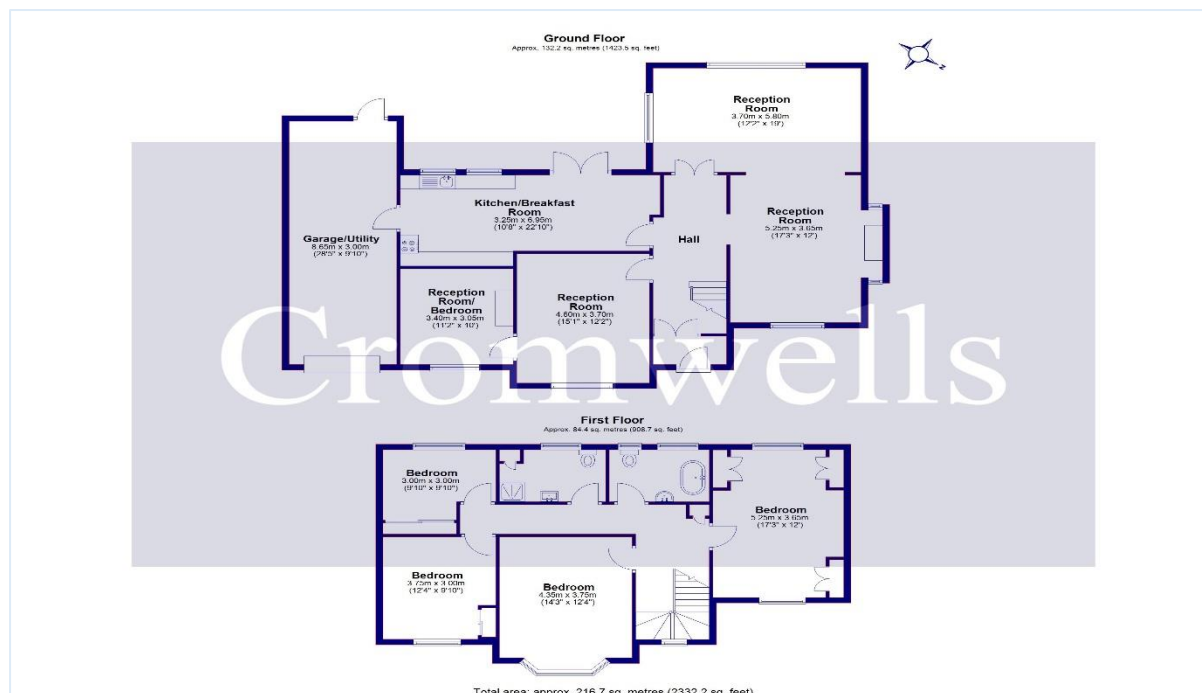
Council Tax - G
Tenure - Freehold
Square Foot – 2332.2 sq.ft (216.7 sq.mt)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

