

Cromwells



Boscombe Road, Worcester Park, KT4 8PL
Guide Price £385,000

Offering 'NO ONWARD CHAIN' is this 2-bedroom end of terrace home. Located ideally in a modern cul-de-sac within close proximity to Worcester Park high street, parkland at 'The Hamptons', various transport links including Worcester Park mainline station (zone 4), bus routes and a selection of sought after schools and nurseries. The property requires complete refurbishment throughout however offers private rear garden with side access, garage, 2 double bedrooms and the opportunity to make this property your own. Internal viewing highly recommended.

No Onward Chain · Garage En-Bloc ·
Potential to Modernise · Private Rear Garden

Front Door -

Inner Hall -

Tiled floor, storage cupboard, pantry cupboard, warm air heating vent, door to

Kitchen - 7' 10" x 7' 5" (2.39m x 2.26m)

Range of wall mounted units with cupboards and drawers below, work surfaces, stainless steel sink and drainer, integrated oven, hob and extractor above, space and plumbing for washing machine, space for fridge/freezer, wooden glazed windows to front aspect.

Lounge/Diner - 15' 3" x 13' 1" (4.64m x 3.98m)

Glazed doors and window to garden, wood effect flooring, stairs to 1st floor landing.



Stairs to 1st Floor -

Loft access, door to airing cupboard housing hot water cylinder, warm air heater.

Bedroom 1 - 11' 11" x 7' 11" (3.63m x 2.41m)

Wooden glazed window to front aspect, fitted wardrobe, warm air vent.

Bedroom 2 - 10' 10" x 9' 10" (3.30m x 2.99m)

Wooden glazed window to rear aspect, fitted wardrobe, warm air vent.

Bathroom -

3 piece-suite comprising panel enclosed bath with shower overhead, w/c, pedestal wash hand basin, wooden glazed window to front aspect.

Garden -

Rear garden with gated side access, paved patio, large wooden shed.

Garage -

Up and over door, power.



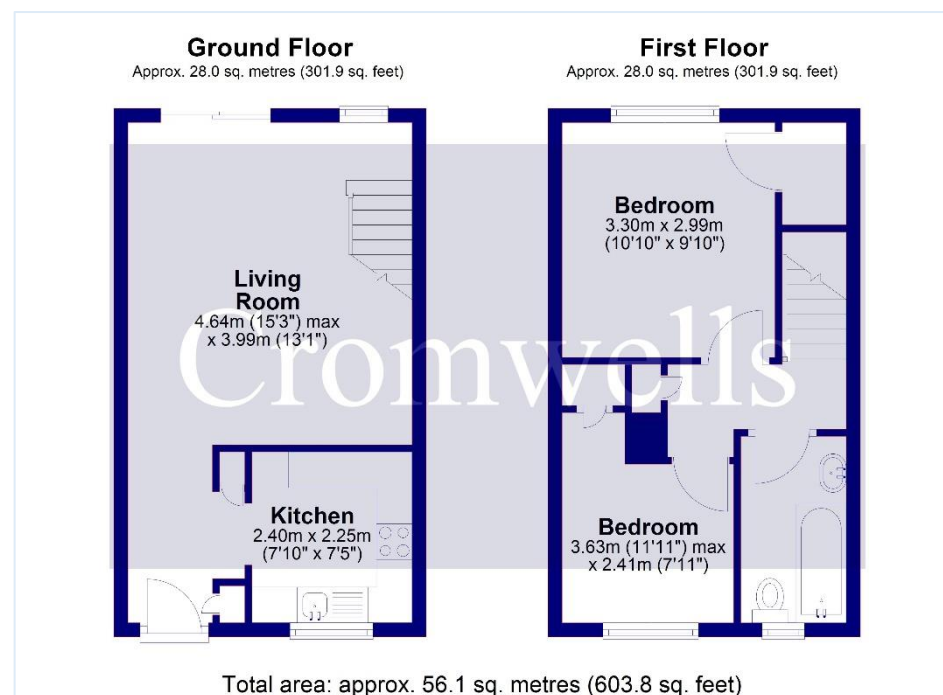
Council Tax - D
 Tenure - Freehold
 Square Foot – 603.8 sq.ft (56.1 sq.mt)

Brabham Court, 45 Central Road
 Worcester Park
 Surrey
 KT4 8EA

020 8337 6603
 admin@cromwellswpark.com

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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

