

Cromwells



St Philips Avenue, Worcester Park, KT4 8JS
Guide Price £635,000

Cromwells are delighted to offer this superb example of a 3 bedroom, extended family home. The property has undergone a programme of updating and modernisation over the vendors' ownership including a modern and fitted kitchen, downstairs WC, modern bathroom, selection of bespoke fitted storage, landscaped garden, garden office, garage to off street parking. Located ideally in a tree lined road within close proximity to Worcester Park high street with a selection of amenities, Worcester Park mainline station, bus routes along with a selection of sought after schools and nurseries. Internal viewing is highly recommended to appreciate what this property has to offer.

Extended with Potential to Extend Further (STPP) · Vendor Suited ·
Off Street Parking and Detached Garage ·

Driveway -

Block paved providing off street parking.

Front Door -

Hallway -

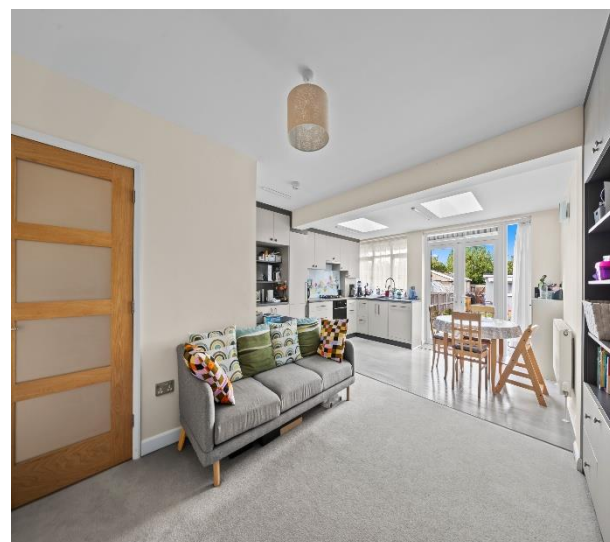
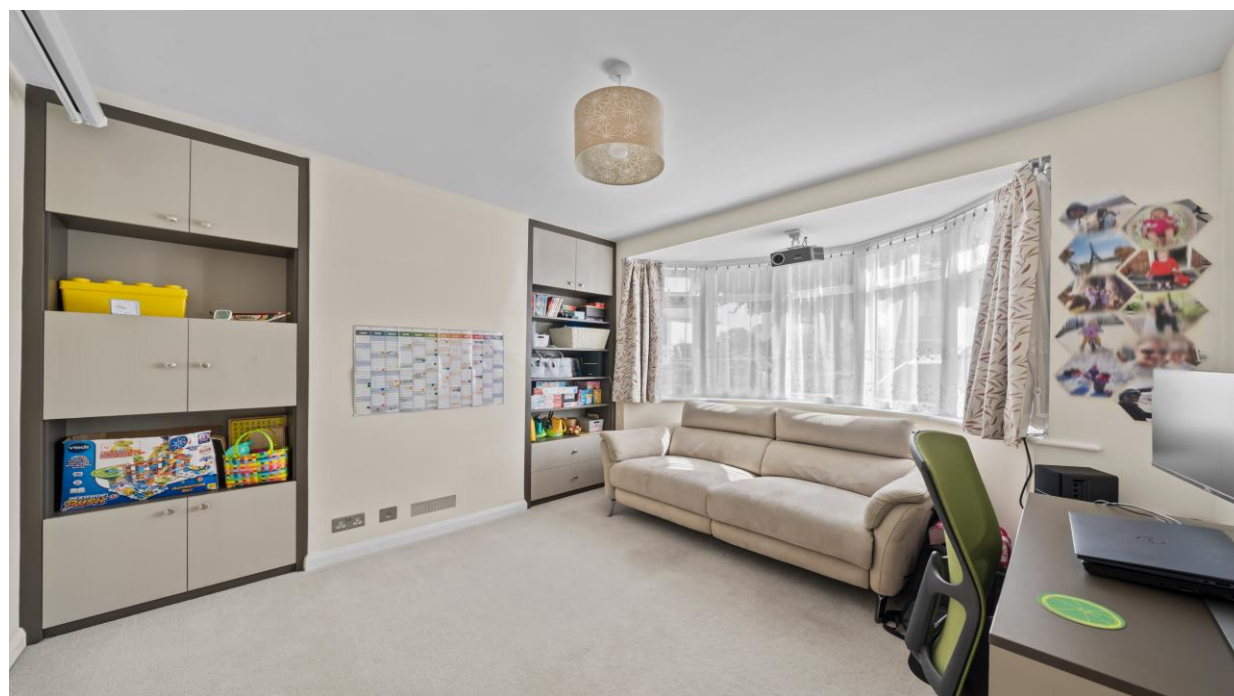
Double panel radiator, carpeted, bespoke fitted storage, stairs to first floor landing, understairs storage cupboard with lighting, understairs cupboard with lighting, door to

Reception Room - 12' 6" x 10' 10" (3.81m x 3.30m)

Double glazed bay window to front aspect, double panel radiator, carpeted, bespoke fitted storage.

WC -

White 2-piece suite comprising a WC, wash hand basin with cupboard below, wall mounted cupboard, extractor fan, tiled flooring.



Kitchen/Family Room/Diner - 21' 0" x 16' 7" (6.40m x 5.05m)

Family Room - Carpeted, double panel radiator, bespoke fitted storage, open to Kitchen/Diner - Range of wall mounted units with matching cupboards and drawers below, work surfaces, inset sink and drainer, integrated 'Samsung' oven with hob and extractor fan above, integrated 'Bosch' dishwasher, space for fridge/freezer, 2 roof lights, double glazed windows and doors to garden with blinds, tile effect flooring, double panel radiator, pantry style niche, cupboard housing 'Vaillant' boiler.

Stairs to First Floor Landing -

Carpeted, loft access (boarded, pull-down ladder and light), oak handrail.

Bedroom 1 - 11' 10" x 10' 4" (3.60m x 3.15m)

Double glazed window to rear aspect, double panel radiator, carpeted, range of bespoke fitted wardrobes, cupboard and laundry hamper.

Bedroom 2 - 12' 5" x 9' 10" (3.78m x 2.99m)

Double glazed bay window to front aspect, double panel radiator, carpeted, internet point.

Bedroom 3 - 6' 9" x 6' 5" (2.06m x 1.95m)

Double glazed oriel bay window to front aspect, double panel radiator, carpeted, internet point.

Bathroom -

Modern 3 piece suite comprising a panel enclosed bath with shower overhead and hand shower attachment, WC, wash hand basin, storage cupboard below, integrated washing machine, part tiled walls and floor, double glazed window to rear.

Rear Garden -

Mainly laid to lawn rear garden, porcelain patio tiles, plant borders, outside tap, electric awning, power sockets, rear access gate, access to garage and office.

Office - 6' 7" x 9' 10" (2.01m x 2.99m)

Double glazed door and window, electric awning, bespoke fitted desk and wall mounted cupboards, power and lighting, internet point, wall mounted fuse board.

Garage - 13' 2" x 9' 10" (4.01m x 2.99m)

Double glazed door, up and over door to rear, power and lighting.



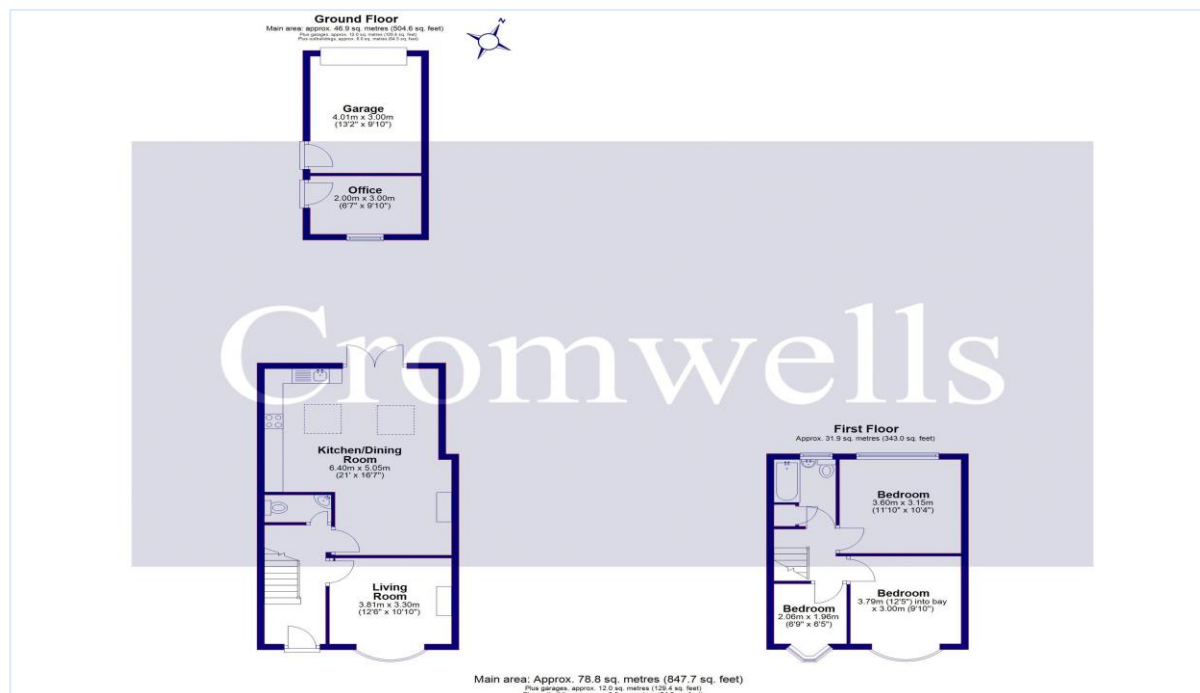
Council Tax - D
Tenure - Freehold
Square Foot - approx. 847.7 sq.ft (78.8 sq.mt)

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

