

Cromwells



Ardrossan Gardens, Worcester Park, KT4 7AX
Guide Price £615,000

Cromwells are delighted to offer this 3 bedroom semi detached family home. The property has been lovingly maintained by the current owners and offers sizable reception room, conservatory overlooking the garden, 3 bedrooms, bathroom, garage, driveway and potential to extend subject to planning permission. Located ideally for access to both Worcester Park and Stoneleigh mainline stations, along with Worcester Park high street and Stoneleigh Broadway. Also ideally placed for a selection of sought after schools and nurseries. Internal viewing highly recommended.

Vendor Suited · Potential to Extend (STPP) ·
Sought After Location · Off Street Parking

Driveway -

Block paved driveway.

Porch -

Double glazed doors and window.

Front Door

Hallway -

Wood effect flooring, radiator, understairs storage cupboard, further understairs cupboard housing 'Vaillant' combination boiler, door to cloak cupboard, door to

Lounge/Diner - 25' 11" x 11' 2" (7.89m x 3.41m)

Double glazed bay window to front aspect, two radiators, wood effect flooring, feature fireplace with wooden surround, double glazed doors to conservatory.

Kitchen - 8' 10" x 6' 11" (2.69m x 2.11m)

Range of wall mounted units with matching cupboards and drawers below, work surfaces, ceramic sink and drainer, fitted double oven, hob and extractor above, space for fridge/freezer, space and plumbing for washing machine and tumble dryer, wood effect flooring, double glazed window and door to conservatory.



Conservatory - 14' 5" x 17' 1" (4.39m x 5.20m)

Double glazed windows and doors to garden, tiled floor, power and light.

Stairs to 1st Floor Landing -

Carpeted, double glazed window to side aspect, loft access (ladder, boarded), door to

Bedroom 1 - 13' 3" x 10' 10" (4.04m x 3.30m)

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

Bedroom 2 - 11' 10" x 11' 10" (3.60m x 3.60m)

Double glazed window to rear aspect, radiator, range of fitted wardrobes and dressing table, carpeted.

Bedroom 3 - 8' 0" x 6' 2" (2.44m x 1.88m)

Double glazed bay window to front aspect, radiator, range of wall mounted cupboards, wood effect flooring.

Garden -

Paved patio area, gated side access, sizable lawn area, rear patio area, shed, mature apple tree.

Garage - 19' 8" x 9' 0" (5.99m x 2.74m)

Up and over door, light and power.



Council Tax - D
 Tenure - Freehold
 Main Area – Approx. 1,092.4 sq ft (101.5 sq m)

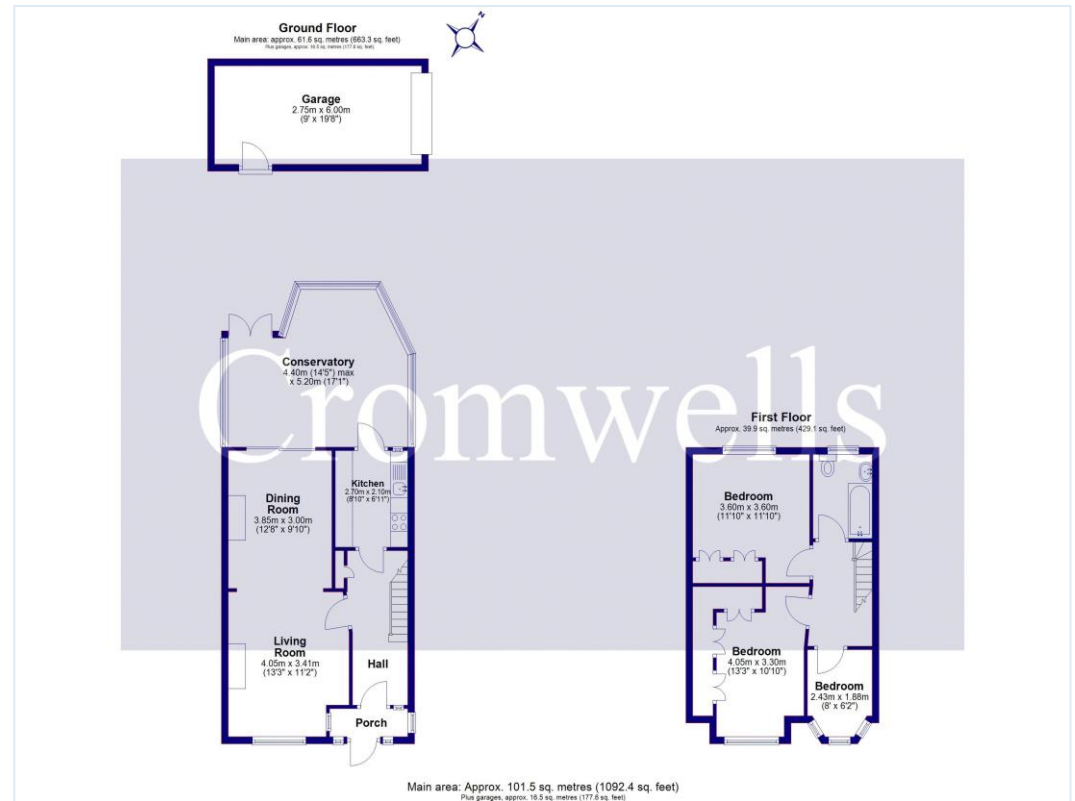
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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

