

Cromwells



Cotswold Way, Worcester Park, KT4 8LL
Guide Price £570,000

Cromwells are delighted to offer this delightful 3-bedroom, semi-detached family home. The property offers versatile living/dining space, bright conservatory overlooking the garden, downstairs w/c, modern kitchen, 3 bedrooms, modern bathroom and 2 allocated parking spaces. Ideally positioned on a sought-after modern development with easy access to a selection of transport links including bus routes, Worcester Park mainline station (zone 4), also the amenities of North Cheam and Worcester Park, with its array of schools including Dorchester, Cheam Common and St. Cecilia's. Viewing highly recommended.

Vendor Suited · 2 Allocated Parking Spaces AND EPC Rating C · Conservatory and Private Garden · Sought After Development

Front -

Front garden paved and lawn area. Storage cupboard housing meters, gated side access to garden.

Front Door -

Hallway -

Wood effect flooring, double panelled radiator, stairs to 1st floor landing, door to

W/C -

White 2-piece suite comprising, w/c, wash hand basin, radiator, double glazed, tiled floor, window to side aspect.

Kitchen - 9' 10" x 8' 0" (2.99m x 2.44m)

Range of white high gloss wall mounted units with cupboards and drawers below, work surface, inset sink and drainer, tiled splash back, integrated oven, hob and extractor above, integrated fridge/freezer, space and plumbing for washing machine, integrated dishwasher, radiator, tiled floor, double glazed window to front aspect.



Lounge/Diner - 17' 7" x 14' 9" (5.36m x 4.49m)

Wood effect flooring, door to large understairs cupboard, radiators, doors and window to

Conservatory - 9' 6" x 13' 1" (2.89m x 3.98m)

Double glazed windows and doors to garden, tiled floor, ceiling blinds, lights, underfloor heating.

Stairs to 1st Floor Landing -

Feature double glazed arch window, carpeted, loft access (ladder and boarded), door to cupboard housing 'Worcester' combination boiler, storage and radiator, door to

Bedroom 1 - 9' 2" x 14' 7" (2.79m x 4.44m)

Dual double-glazed window to front aspect, double panel radiator, carpeted.

Bedroom 2 - 11' 10" x 8' 2" (3.60m x 2.49m)

Double glazed window to rear aspect, radiator, carpeted.

Bedroom 3 - 10' 0" x 6' 3" (3.05m x 1.90m)

Double glazed window to rear aspect, radiator, carpeted.

Bathroom -

White 3-piece suite comprising 'P' shape bath with shower and hand shower overhead, w/c, pedestal wash hand basin, chrome radiator, tiled walls and floor.

Garden -

Mainly laid to lawn, fence enclosed, patio, tap, shed, gated side access.

Parking -

2 allocated parking spaces.



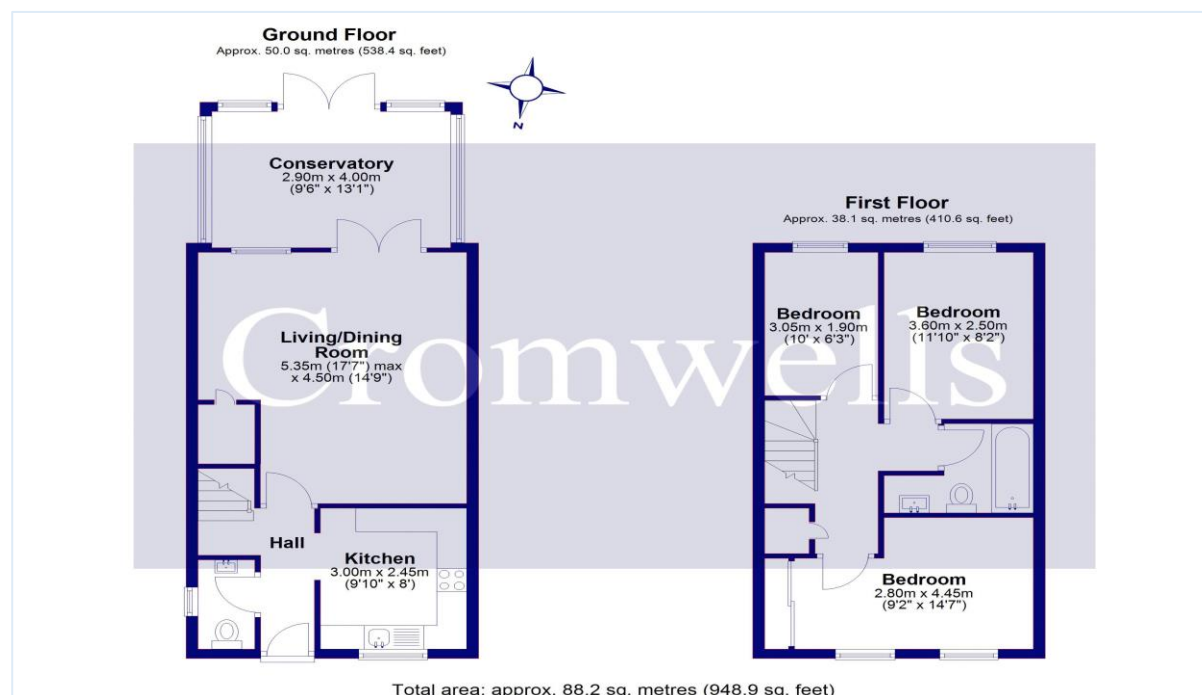
Council Tax - E
 Tenure - Freehold
 Square Foot – 948.9 sq.ft (88.2 sq.mt)

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

