

Cromwells



Ardrossan Gardens, Worcester Park, KT4 7AX
Offers in Excess of £600,000

This well-maintained 3-bedroom semi-detached family home sits in a quiet tree-lined road walkable to shops, stations, schools and parks and offers excellent scope to extend (STPP). Offering a sizeable front reception, modern kitchen/diner, mature West facing rear garden with large home-office/gym, 3 bedrooms, family bathroom, downstairs WC and parking for 2 cars. Situated ideally for access to the A3 and A240, a selection of schools, nurseries, Worcester Park and Stoneleigh mainline stations with regular fast trains to London Waterloo (approx 25min). Also walkable is a well stocked Worcester Park high street and Stoneleigh Broadway, with local bus routes nearby also giving access to Kingston, Epsom and Sutton Shopping centres and Morden underground, making this property ideal for commuters, or use the newly renovated home-office for WFH convenience. Viewing highly recommended.

Excellent Potential to Extend STPP · Bay Fronted Semi Detached Family Home ·

Sizeable Front Reception & Kitchen/ Diner · Walkable to Local Shops, 2 Stations, Schools / Nurseries & Parks · Downstairs WC- Off Street Parking

Porch -

Double glazed doors and window.

Front Door -

Hallway -

Double panel radiator, wood effect flooring, stairs to first floor landing, understairs cupboard housing meters and storage, high level storage cupboard, door to:

WC -

White 2 piece suite comprising a WC, wash hand basin with vanity below, white radiator, tiled floor, double glazed window to side.

Lounge - 16' 8" x 11' 3" (5.08m x 3.43m)

Double glazed window to front aspect, double panel radiator, wood effect flooring, feature open fire with stone surround and granite hearth and insert, doors to:



Kitchen/Diner - 17' 4" x 8' 9" (5.28m x 2.66m)

Kitchen - Range of wall mounted units with cupboards and drawers below, work surfaces, 1.5 bowl stainless steel sink, integrated oven with gas hob and extractor fan above, space and plumbing for washing machine and tumble dryer, wall mounted "Worcester" boiler, double glazed window to rear, tiled floor.

Diner - Tiled floor, space for fridge freezer, double glazed door to garden.

Stairs to First Floor Landing -

Wooden treads, double glazed window to side, loft access (ladder, light, boarded, insulated), door to

Bedroom 1 - 13' 9" x 11' 4" (4.19m x 3.45m)

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

Bedroom 2 - 11' 9" x 9' 6" (3.58m x 2.89m)

Double glazed window to rear aspect, double panel radiator, carpeted, fitted cupboard.

Bedroom 3 - 8' 0" x 6' 0" (2.44m x 1.83m)

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

Bathroom -

White 3 piece suite comprising a P-shaped bath with shower overhead, WC, pedestal wash hand basin, tiled walls and floor, double panel radiator, storage cupboard, double glazed window to rear.

Garden -

Secluded West facing, mature rear garden, paved patio, raised planters, mature shrub and plant borders, vegetable and herb plants, shed, lawn area, gated entry and shared side access, apple tree, access to.

Home Office / Gym / Playroom -

Double glazed window and door, 2 wall mounted electric heaters, wood effect flooring, power and lighting, Broadband enabled, wall mounted fuse board.



Council Tax - D
 Tenure - Freehold
 Square Foot - 1088 sq ft (101.1) sq m

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

020 8337 6603
 admin@cromwellswpark.com

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