

Cromwells



77 Leyfield, Worcester Park, Surrey, KT4 7LP
Guide Price £1,000,000

Cromwells are delighted to offer this beautiful extended 5 bedroom family home. The property offers everything you could wish for in a home including 2 reception rooms, sizable family kitchen/diner overlooking South facing garden, 5 well proportioned bedrooms, principle bedroom with en-suite, 2 further bathrooms and off street parking with car charger. Located conveniently close to Worcester Park and Malden Manor stations, a selection of well regarded schools, the A3 and a well stocked high street. Internal viewing highly recommended.

South Facing Garden with Summer House · 5 Double Bedrooms ·
1 Ensuite and 2 Bathrooms · Sought After Position

Driveway -

Car charger, oak front door.

Hallway -

Oak flooring, double panelled radiator, stairs to 1st floor landing, door to under stairs cupboard.

Reception 1 - 14' 7" x 11' 8" (4.44m x 3.55m)

Double glazed bay window to front aspect with fitted blinds, radiator, feature fireplace with wooden surround and hearth.

Reception 2 - 24' 1" x 11' 8" (7.34m x 3.55m)

Double glazed doors to garden, 'Velux' electric windows, feature fireplace and hearth, double panelled radiator, carpeted, archway to:



Kitchen/Diner - 20' 6" x 14' 11" (6.24m x 4.54m)

Kitchen - Range of oak shaker style wall mounted units with cupboards and drawers below, work surfaces, insert 1.5 bowl sink and drainer, integrated 'Siemens' double oven, microwave, 'Siemens' hob and extractor above, space for fridge/freezer, cloaks cupboard, tiled floor, chrome radiator, open to:

Diner - French doors to garden, fitted blinds, 'Velux' electric windows.

W/C -

White 2 piece suite comprising w/c, wash hand basin with cupboard below, door to:

Garage -

Electric roller shutter door, space and plumbing for washing machine and tumble dryer, utility sink, wall mounted 'Worcester Boiler', power and light, door to side.

Stairs to 1st Floor Landing -

Carpeted, stairs to 2nd floor, door to:

Bedroom - 9' 6" x 8' 4" (2.89m x 2.54m)

Double glazed window to front aspect, radiator, carpeted.

Bedroom - 14' 7" x 11' 0" (4.44m x 3.35m)

Double glazed bay window to front aspect, fitted blinds, radiator, range of bespoke fitted wardrobes, carpeted.

Bedroom - 13' 0" x 11' 0" (3.96m x 3.35m)

Double glazed window to rear aspect, radiator, carpeted.

Bedroom - 13' 1" x 15' 9" (3.98m x 4.80m)

Double glazed window to rear aspect, radiator, carpeted, fitted wardrobe, airing cupboard.



Bathroom -

White 3-piece suite comprising tile enclosed bath with Victorian style hand shower attachment, w/c, sink with drawer below, radiator, part tiled walls and floor, double glazed bay window.

Shower Room -

White 3-piece suite comprising shower, w/c, wash hand basin with cupboards below, chrome radiator, tiled walls and floor, double glazed window to side.

Stairs to 2nd Floor -

Carpeted, door to:

Bedroom - 15' 5" x 9' 3" (4.70m x 2.82m)

Double glazed window to rear aspect with fitted blinds, 'Velux' windows to front aspect, radiator, wood effect flooring, range of fitted wardrobes and drawers, eaves cupboard, doorway to:

En-suite -

White 3-piece suite comprising tile enclosed bath, shower overhead, w/c, wash hand basin with drawer and cupboards below, double glazed window to rear, tiled walls, wood effect flooring.

Garden -

South facing fence enclosed, mainly laid to lawn, paved patio, side access from garage, tap, lighting, power point, garden shed, mature shrubs and trees, wooden pergola with patio below, summer house.

Summer House -

Double glazed window and doors, wood effect flooring, fitted blinds, wall mounted fuse board, power.



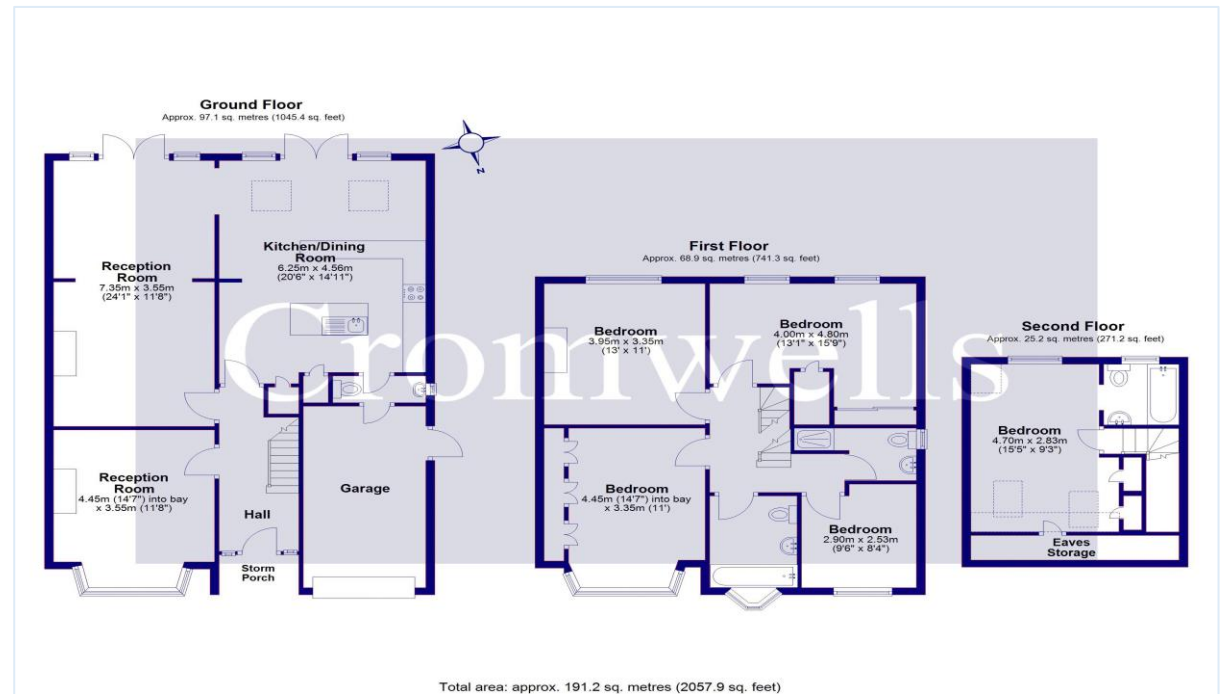
Council Tax - E
 Tenure – Freehold
 Square Foot – approx. 2057.9 sq.ft (191.2 sq.m)

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

