

Cromwells



Stoneleigh Avenue, Worcester Park, KT4 8XX
Guide Price £700,000

Cromwells are delighted to offer this 3-bedroom, semi detached family home. Located ideally on a leafy residential road close to Cuddington Park, Worcester Park mainline station (zone 4), Stoneleigh station, well stocked high street, also a selection of schools and nurseries. The property offers great scope to extend and improve subject to planning permission, along with having great size lounge, kitchen/diner, 3 double bedrooms, west facing rear garden and off-street parking. Internal viewing highly recommended.

Walking Distance to Worcester Park Mainline Station (Zone 4) ·
 Potential to Extend and Modernise (STPP) ·
 Off Street Parking · 3 Double Bedrooms

Driveway -

Off Street Parking.

Front Door -

Hallway -

Wood effect tile floor, double panelled radiator, stairs to 1st floor landing, under stairs cupboard, wall mounted thermostat, part panelled, door to

W/C -

White 2-piece suite comprising w/c, wall mounted wash hand basin, gas meter, double glazed window to side aspect.

Lounge - 16'11" x 11'10" (5.15m x 3.60m)

Double glazed bay window to front aspect, fitted shutters, double panelled radiator, carpeted, feature fireplace with gas insert.

Kitchen/Diner - 20'2"x18'3" (6.15m x 5.55m)

Kitchen - Range of high gloss wall mounted units with cupboards and drawers below, worksurface, inset stainless steel sink, integrated oven and microwave combination oven, inset hob, space for fridge/freezer, space for plumbing for washing machine, cupboard housing 'Valliant' boiler, dual aspect double glazed windows to rear and side, tiled floor.

Diner - Double glazed doors to garden, radiator, feature open fireplace.



Stairs to 1st Floor Landing -

Original stained glass window to side aspect, loft access, storage cupboard, door to

Bedroom 1 - 16'11" x 10'10" (5.15m x 3.30m)

Double glazed bay window to front aspect, fitted shutters, double panelled radiator, feature fireplace, carpeted.

Bedroom 2 - 14'1" x 10'10" (4.30m x 3.30m)

Double glazed window to rear aspect, double panelled radiator, wood effect flooring.

Bedroom 3 - 10'6" x 7'1" (3.20m x 2.15m)

Double bay window to front, fitted shutters, radiator, wood effect flooring.

Bathroom -

Modern white 3 piece suite comprising panel enclosed bath with shower overhead, wash hand basin with drawer below, w/c, tiled walls and floor, double niches, chrome wall mounted radiator, double glazed window to rear aspect, window to side aspect.

Garden -

West facing, fence enclosed rear garden, composite deck patio area, sizable lawn, power points, tap, further patio to side, shed, wide side access gate.



Council Tax - E
Tenure - Freehold
Square Foot – 1139.1 sq.ft (105.8 sq mt)

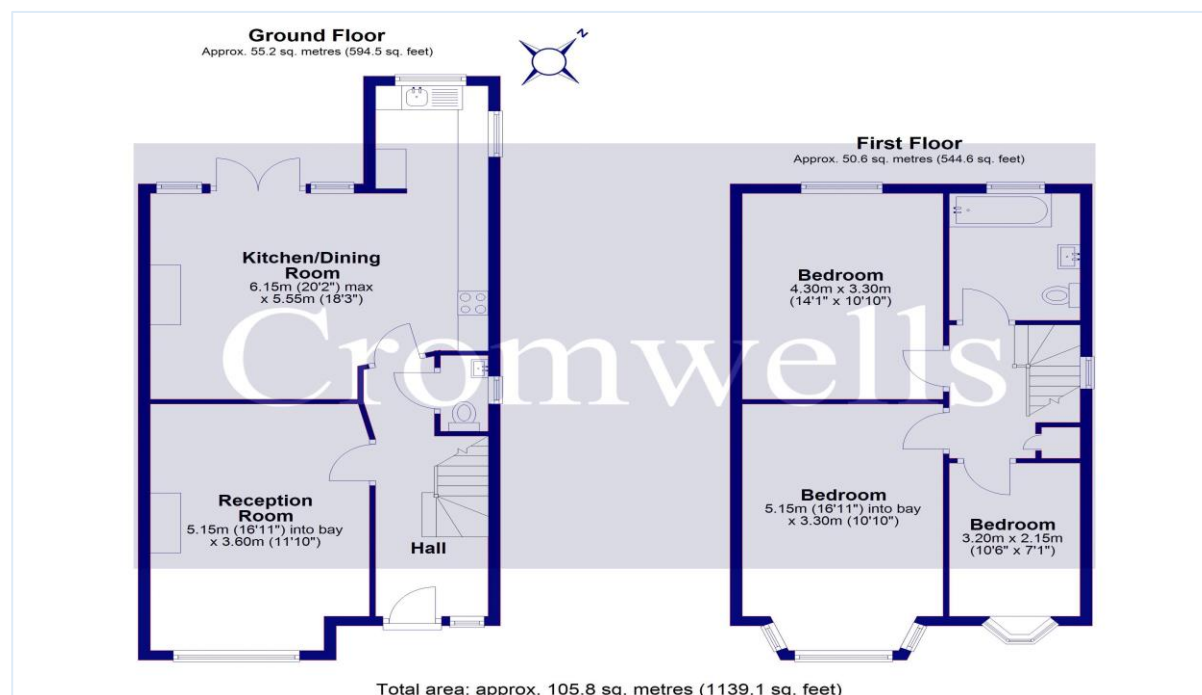
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

