

Cromwells



**Brockenhurst Avenue, Worcester Park, KT4 7RQ**  
**Guide Price £675,000**

NO CHAIN - Cromwells are delighted to offer this 3/4 bedroom semi detached home. The property has been a wonderful home for many years but now offers the scope to improve and modernise throughout. Offering the new owner a sizeable lounge/diner, kitchen, conservatory, 3/4 bedrooms, south facing garden and off street parking. Located ideally on a tree lined road with easy access to a selection of highly regarded schools and nurseries along with Malden Manor and Worcester Park mainline stations. Also in close proximity of shops and amenities of Worcester Park and Malden Manor. Internal viewing is highly recommended.

No Chain · Potential to Modernise ·  
South Facing Garden · Off Street Parking

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**Front Door -**

**Hallway -**

Carpeted, double panel radiator, understairs cupboard, stairs to first floor, door to further cupboard, door to

**Lounge/Diner - 29' 4" x 11' 8" (8.93m x 3.55m)**

Double glazed window to front aspect, double glazed doors to conservatory, three double panel radiators, carpeted.

**Conservatory - 7' 1" x 18' 8" (2.16m x 5.69m)**

Double glazed doors and windows, space and plumbing for washing machine and tumble dryer, wall mounted Worcester boiler, tiled floor



**Kitchen - 11' 0" x 7' 7" (3.35m x 2.31m)**

Range of wooden wall mounted units with cupboards and drawers below, work surfaces, stainless steel 1.5 bowl sink, integrated oven with hob and extractor fan above, space for fridge freezer, space and plumbing for dishwasher, double glazed window and door to garden, tiled floor.

**Stairs to First Floor Landing -**

Carpeted, loft access (ladder, light), double glazed window to side.

**Bedroom 1 - 14' 5" x 11' 4" (4.39m x 3.45m)**

Double glazed window to front aspect, double panel radiator, selection of wardrobes, carpeted.

**Bedroom 2 - 14' 3" x 11' 2" (4.34m x 3.40m)**

Double glazed window to rear aspect, double panel radiator, selection of wardrobes, carpeted.

**Bedroom 3 - 11' 2" x 7' 3" (3.40m x 2.21m)**

Double glazed window to front aspect, double panel radiator, carpet, door to

**Bedroom 4 - 13' 11" x 7' 1" (4.24m x 2.16m)**

Dual aspect double glazed window to front and rear, double panel radiator, carpeted, sink unit.

**WC -**

Low level WC, double glazed window to side, tiled floor.

**Bathroom -**

White 3 piece suite comprising panel enclosed bath, wash hand basin, shower cubicle, wall mounted radiator, double glazed window to rear, tiled floor.

**Rear Garden -**

South facing, mainly fence enclosed, lawn area, mature shrub and plant borders, covered side area, access to garage, tap.

**Garage - 15' 7" x 7' 1" (4.75m x 2.16m)**

Up and over door, power and lighting, passenger door to garden.



Council Tax - F  
Tenure - Freehold  
Square Foot - Approx. 1,335.3 (124.1 sq ms)

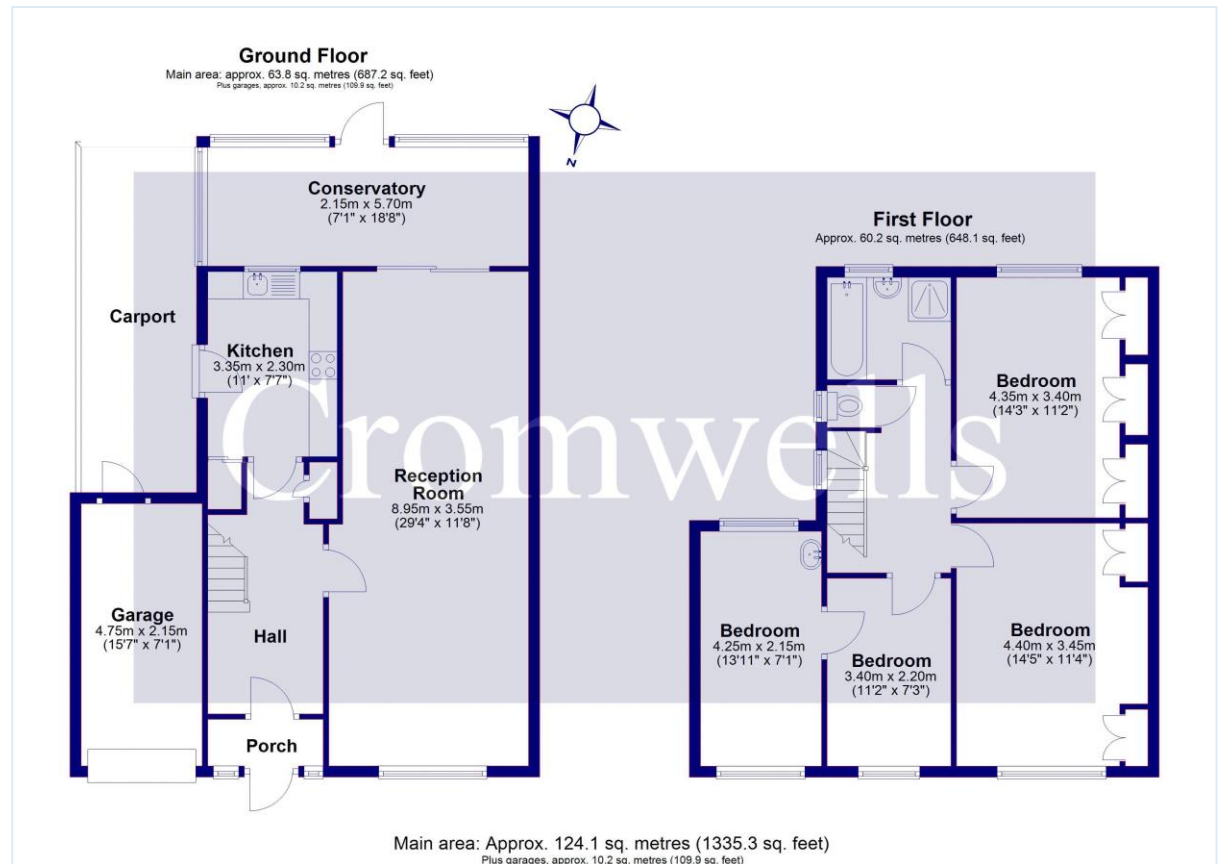
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#### Disclaimer

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

