

Cromwells



Merrilands Road, Worcester Park, KT4 8NX
Offers in the Region Of £565,000

Offered to the market is this delightful, extended, 3 bedroom, end of terrace family home. The property has undergone much improvement by the current vendors to include modern kitchen and bathroom, flexible living and dining space, 3 bedrooms, driveway, landscape garden and garden cabin offering work space and utility room. Positioned on a leafy residential road within a short stroll to 'Dorchester school' along with various transport links including Worcester Park mainline station (zone 4), bus routes and a well stacked Worcester Park high street. Internal view highly recommended.

Off Street Parking · Cabin ·
Modern Kitchen · Private Rear Garden

Front -

Off street parking and mature plant borders.

Porch -

Composite front door and window to front and side aspect, tiled floor, door to

Hallway -

Tiled floor, radiator, understairs cupboard, stairs to 1st floor landing.

Lounge - 12' 2" x 11' 0" (3.71m x 3.35m)

Lounge - Double glazed bay window to front aspect, double panel radiator, feature fireplace with surround and hearth, wood flooring, archway to

Dining Room - 8' 0" x 16' 5" (2.44m x 5.00m)

Double glazed window to side aspect, radiator, wood flooring, doorway to



Kitchen - 7' 7" x 13' 0" (2.31m x 3.96m)

Shaker style units with matching cupboards and drawers below, wooden work surfaces, 1.5 bowl stainless steel sink, integrated range oven with extractor above, integrated fridge/freezer, integrated dishwasher, display shelving, cupboard housing 'Ideal' combination boiler, wood effect flooring, double glazed window and door to garden.

Stairs to 1st Floor Landing -

Double glazed window to side aspect, carpeted.

Bedroom 1 - 11' 8" x 10' 6" (3.55m x 3.20m)

Double glazed window to front aspect, radiator, carpeted, fitted wardrobes and drawers.

Bedroom 2 - 8' 6" x 10' 6" (2.59m x 3.20m)

Double glazed window to rear aspect, radiator, carpeted, loft access (boarded, pull down ladder).

Bedroom 3 - 8' 5" x 6' 0" (2.56m x 1.83m)

Double glazed window to front aspect, radiator, carpeted.

Bathroom - 6' 10" x 5' 2" (2.08m x 1.57m)

Modern 3-piece suite comprising P shaped bath with power shower, glass shower screen, wall mounted wash hand basin, low level w/c, tiled floor, double glazed window to rear aspect, extractor fan, chrome heated towel rail.

Rear Garden -

Landscaped rear garden with mature shrub and plant borders, gate to side access, outside tap, access to cabin.

Cabin -

Utility room - 10' 0" x 4' 1" (3.05m x 1.24m)

Double glazed door, tile effect floor, range of Shaker style units, work surface, shelved, space and plumbing for washing machine and tumble dryer.

Office/Gym - 10' 0" x 10' 8" (3.05m x 3.25m)

Double glazed doors, wood flooring, power and lighting, wired internet connection.



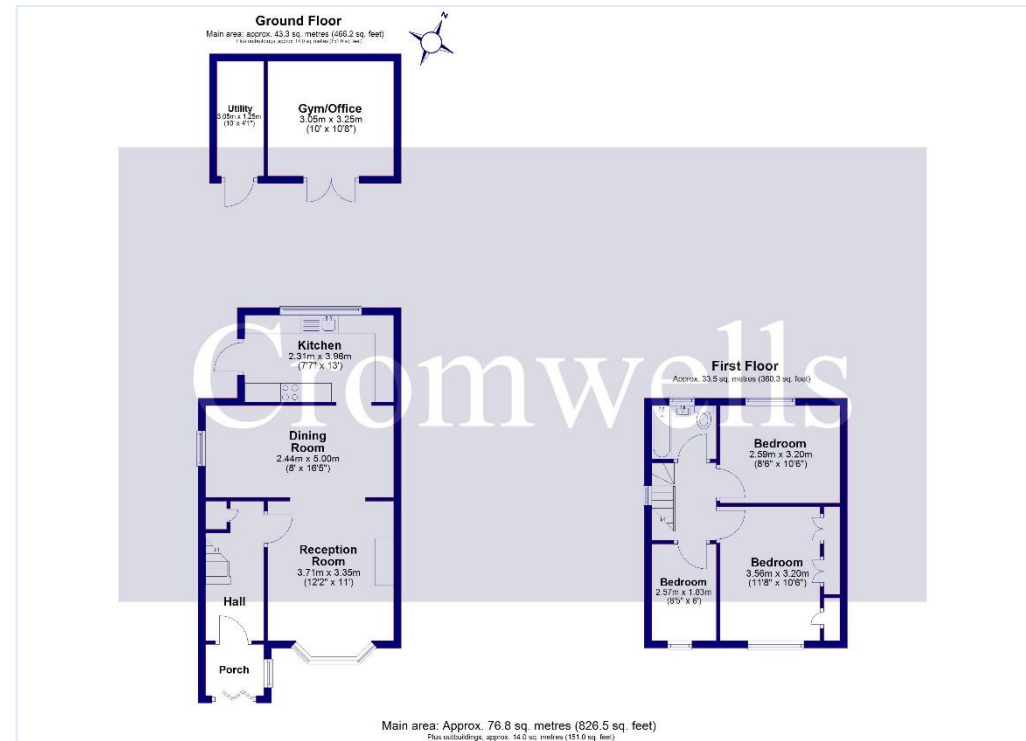
Council Tax - D
 Tenure - Freehold
 Main Area – approx. 806.3 sq ft (74.9 sq ms)
 Plus outbuildings – approx. 151 sq ft (14 sq ms)

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

