

Cromwells



38 St Philips Avenue, Worcester Park, KT4 8JY
Offers in Excess of £375,000

Cromwells are pleased to offer this delightful and well presented 2 double bedroom, 1st floor maisonette. Ideally positioned on a popular tree lined road within a short distance from Worcester Park high street, with a varied selection of shops and amenities along with Worcester Park mainline station (Zone 4), bus routes, nurseries and schools. This Property offers 2 double bedrooms, modern kitchen, recently replaced modern bathroom, private garden plus a SHARE OF FREEHOLD & long 900+ lease. Internal viewing highly recommended.

Private Garden · Long Lease Over 900 Years ·
Share of Freehold · 2 Double Bedrooms

Front Door -

Inner Hallway -

Carpeted, stairs to 1st floor landing.

1st Floor Landing -

Carpeted, double glazed window to side aspect, loft access pull down ladder (storage purposes only), radiator, door to

Lounge/Diner - 15' 0" x 11' 2" (4.57m x 3.40m)

Double glazed windows to rear aspect, double panel radiator, feature fire place with electric inset, carpeted.

Kitchen - 10' 10" x 8' 7" (3.30m x 2.61m)

Range of modern wall mounted units with matching cupboards and drawers below, work surfaces, inset stainless steel 1.5 bowl sink and drainer, tiled upstand, range oven with extractor overhead, space and plumbing for washing machine and dishwasher, space for fridge freezer, cupboard housing 'Vaillant' combination boiler, tiled floor, double glazed window to rear aspect.



Bedroom 1 - 16' 5" x 9' 11" (5.00m x 3.02m)

Double glazed bay window to front aspect with fitted blinds, double panel radiator, fitted storage cupboard.

Bedroom 2 - 11' 2" x 10' 10" (3.40m x 3.30m)

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

Bathroom - 6' 11" x 5' 7" (2.11m x 1.70m)

Modern white 3 piece suite comprising tile enclosed bath with shower overhead, low level w/c, wash hand basin with storage below, wall mounted cabinet, tiled walls and floor, wall mounted chrome radiator, double glazed window to side aspect.

Rear Garden -

Accessed via side pathway, gated, paved and fence enclosed, rear access gate also.

Front -

Gated pathway to front door and rear garden, lockable storage cupboard.



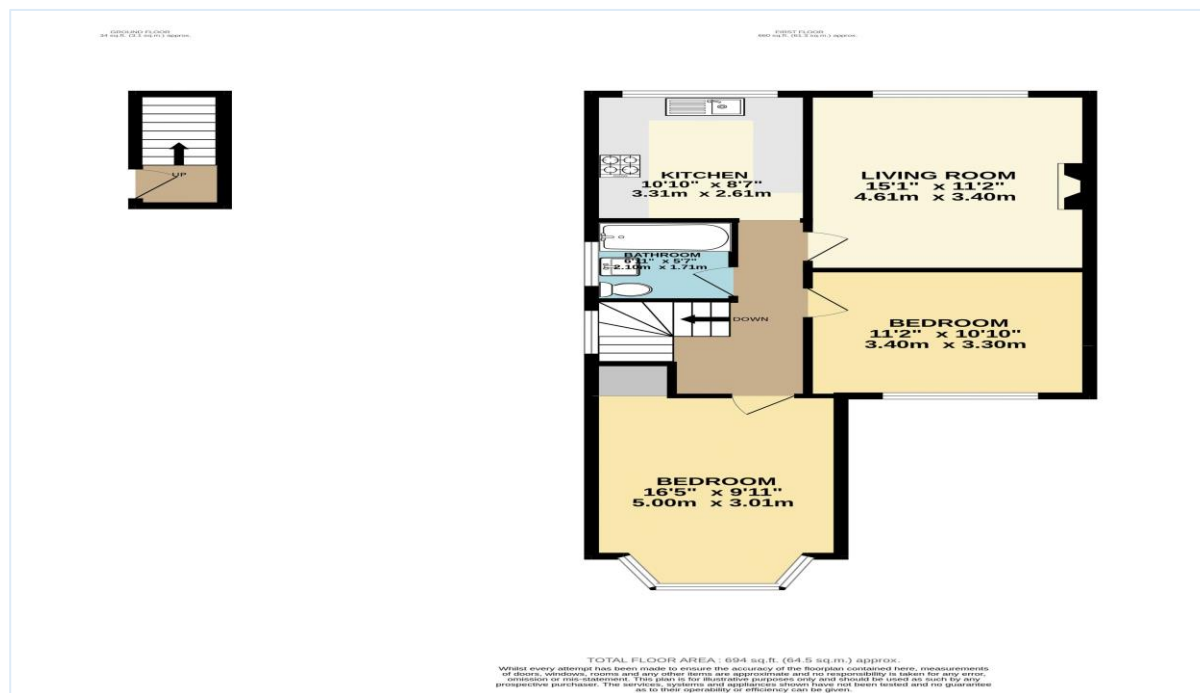
Council Tax - C
Tenure - Share of Freehold
Square Foot - 694 Sq Ft (64.5 sq m)

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

