



Cromwells

52 Worcester Park Road, Worcester Park

Worcester Park

Guide Price £375,000

52 Worcester Park Road

Worcester Park

Offered with No Chain is this delightful 2 double bedroom maisonette with lovely private rear garden. The property has benefited from an upgraded modern kitchen, modern bathroom, utility, long lease and EPC rated C. Located within easy access to Worcester Park and 0.6 miles to Tolworth mainline station, great schools and nurseries, shops and other amenities. Internal viewing highly recommended to appreciate what this property has to offer.

Council Tax band: C

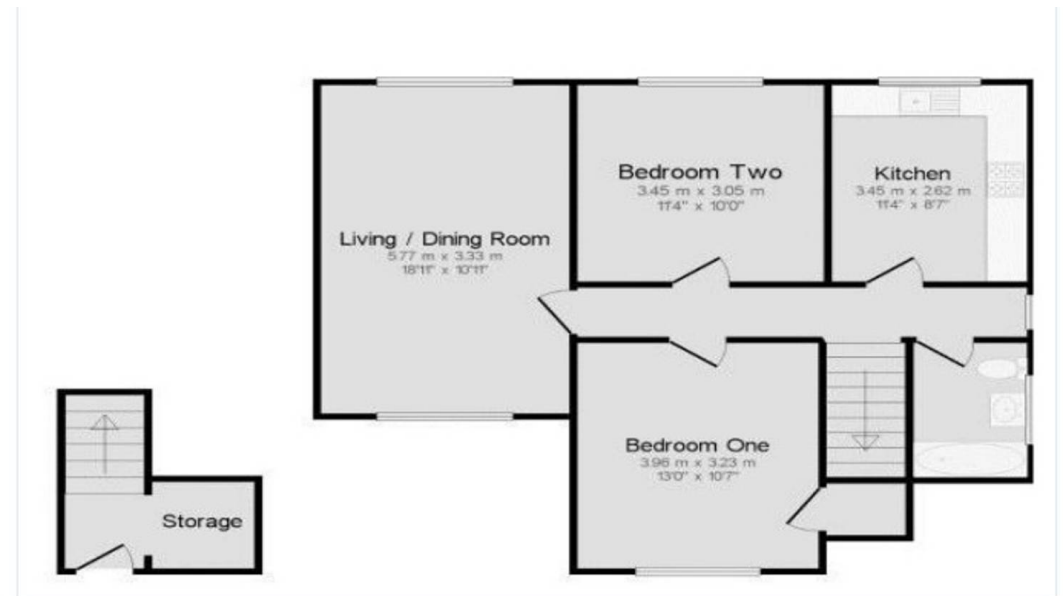
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Square Foot - 699.65 sq.ft (65 sq.mt)

- Long Lease & NO CHAIN
- Modern Kitchen
- 2 Double Bedrooms
- Private Rear Garden



Front Door / Inner Hallway

Inner hall, wood effect floor, stairs to 1st floor, cupboard housing fuse box, doorway to

Utility Room

Wall mounted 'Ideal' boiler, double glazed window to front aspect, double panel radiator, space and plumbing for washing machine and tumble dryer, wood effect flooring.

Stairs to 1st Floor Landing

Carpeted stairs to 1st floor landing, wood effect flooring, loft access, storage cupboard, door to

Lounge / Diner

18' 11" x 10' 11" (5.76m x 3.32m)

Double glazed windows dual aspects, 2 double panel radiator, wood effect flooring.

Kitchen / Breakfast Room

11' 4" x 8' 7" (3.45m x 2.61m)

Range of shaker style wall mounted units with matching cupboards and drawers below, work surfaces, inset sink and drainer, integrated double oven, integrated dishwasher, space for fridge/freezer, double panel radiator, double glazed window to rear aspect, tile effect flooring.



Bedroom

13' 0" x 10' 7" (3.96m x 3.22m)

Double glazed windows dual aspect, double panel radiator, wood effect flooring.

Bedroom

11' 4" x 10' 0" (3.45m x 3.05m)

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

Bathroom

Modern 3-piece suite comprising panel enclosed bath with shower overhead, w/c, wash hand basin with vanity unit, chrome radiator, tiled walls and floor, double glazed window to front aspect.

Rear Garden

Private Rear Garden - Accessed via shared side gate, mainly laid to lawn, patio area, fence enclosed, mature shrubs and plant borders, 2 garden sheds, patio area, wooden pagoda.





Cromwells Estate Agents

Cromwells Estate Agents, Brabham Court, 45 Central Road – KT4 8EA

02083376603 • admin@cromwellswpark.com • www.cromwellsestateagents.uk/