

Cromwells



96a Kingsmead Avenue, Worcester Park

Worcester Park

Guide Price £1,275,000

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Worcester Park

Council Tax band: G

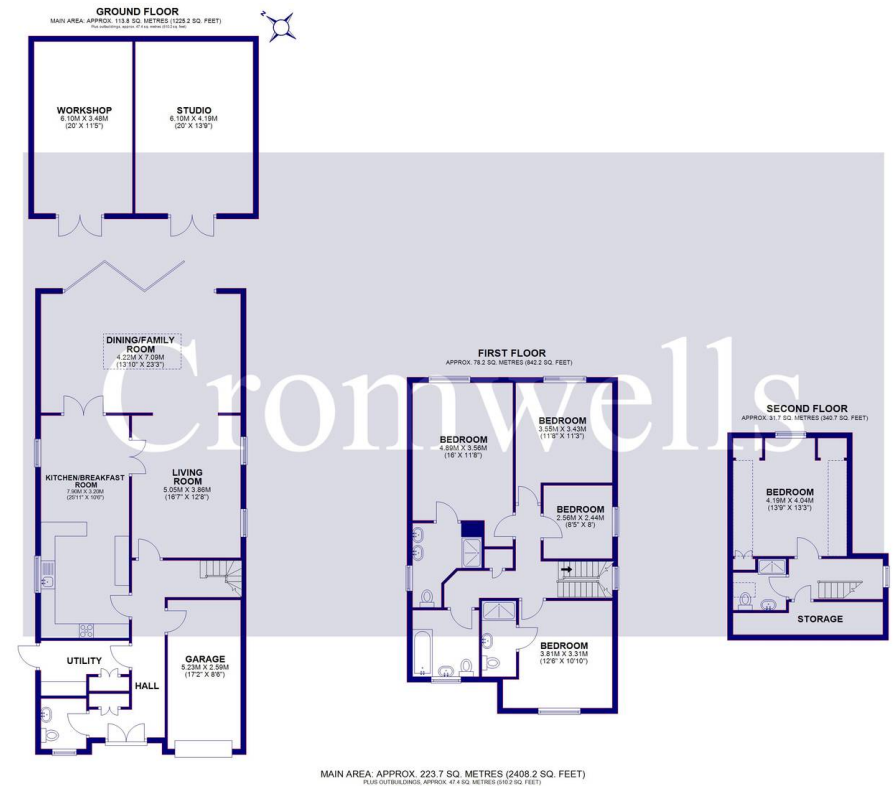
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Square Footage Approx. - 2408.2

- No Onward Chain
- 5 Bedrooms and 4 Bathrooms
- 2408.2 Square Feet
- Sought After Location



Driveway**Hallway**

Double front door, tiled floor, double panel radiator, large double cloaks cupboard, under stairs cupboard, stairs to 1st floor, wall mounted NEST thermostat, door to

w/c

Modern white 2 piece suite comprising w/c, wash hand basin with vanity, tiled floor, double glazed window to front aspect, double glazed window to front aspect,

Utility Room

Oak effect Shaker style wall mounted units with cupboards and work surface below, space and plumbing for washing machine and tumble dryer, wall mounted 'Worcester' boiler, large cupboard housing megaflow, double glazed door to side.

Lounge

16' 7" x 12' 8" (5.05m x 3.86m)

Double glazed windows to side, engineered oak flooring, wall mounted radiator, doors to kitchen, open to

Dining - Family Room

13' 10" x 23' 3" (4.21m x 7.08m)

Bi-fold doors to garden, engineered Oak flooring, wood burning stove with granite hearth and back, large roof lantern, wall mounted radiator, double doors to

Kitchen - Diner

25' 11" x 10' 6" (7.89m x 3.20m)

Range of oak effect shaker style wall mounted units with matching cupboards and drawers below, Zimbabwe granite work surfaces, inset 1.5 bowl stainless steel sink, space and plumbing for dishwasher, fitted fridge freezer, fitted range cooker with extractor above, tiled floor with granite inserts, wall mounted radiator, double glazed window to side aspect.



Garage

17' 2" x 8' 6" (5.23m x 2.59m)

Up and over electric remote roller door, wall mounted fuse boards, light and power.

Landing

Carpeted, double glazed window to side aspect, stairs to 2nd floor, door to linen cupboard, door to

Bedroom

16' 0" x 11' 8" (4.87m x 3.55m)

Double glazed window to rear, double panel radiator, carpeted, range of fitted wardrobes, door to

En Suite

Comprising w/c, double sinks with drawers below, large shower, wall mounted radiator, tiled floor, window to side aspect.

Bedroom

12' 6" x 10' 10" (3.81m x 3.30m)

Double glazed window to front, double panel radiator, carpeted, door to

En Suite

Comprising w/c, wash hand basin with vanity, shower, tiled floor, wall mounted radiator.

Bedroom

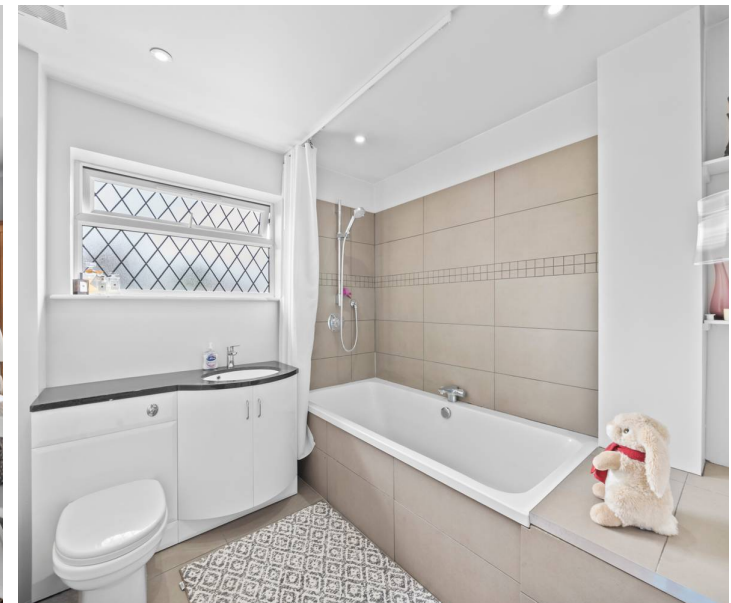
11' 8" x 11' 3" (3.55m x 3.43m)

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

Bedroom

8' 5" x 8' 0" (2.56m x 2.44m)

Double glazed window to side aspect, double panel radiator, wall mounted cupboard, engineered oak flooring.



Bathroom

Comprising tile enclosed bath with shower overhead, w/c, wash hand basin with vanity, wall mounted radiator, double glazed window to side, tiled floor.

Stairs to 2nd Floor Landing

Double glazed window to side, carpeted, door to storage cupboard and eaves cupboard, door to

Bedroom

13' 9" x 13' 3" (4.19m x 4.04m)

Double glazed window to rear, double panel radiator, carpeted, fitted wardrobes.

Shower Room

Comprising w/c, wash hand basin with vanity, shower, wall mounted radiator, tiled floor, 'Velux' window.

Garden

Sizable rear garden, large paved patio, brick built seating and BBQ, power point, external lighting, access to cabin, hot tub, gated access to both sides, lawn area with mature shrub borders.

Cabin Room – Studio

20' 0" x 13' 9" (6.09m x 4.19m)

Laminate flooring, power and lighting (potential home office /gym).

Shed – Workshop

20' 0" x 11' 5" (6.09m x 3.48m)

Power and Light.





Cromwells Estate Agents

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

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