

Cromwells



Worcester Park Road, Worcester Park, KT4 7QD
Guide Price £375,000

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.

Long Lease · Modern Kitchen ·
2 Double Bedrooms · Private Rear Garden

Front Door -

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.



Council Tax - C
 Tenure – Leasehold
 Square Foot – 699.65 sq.ft (65 sq.mt)

Brabham Court, 45 Central Road
 Worcester Park
 Surrey
 KT4 8EA

020 8337 6603
 admin@cromwellswpark.com

Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

