



Cromwells

1 Parkdale Crescent, Worcester Park

Worcester Park

Guide Price £650,000

# 1 Parkdale Crescent

## Worcester Park

Located on a corner plot is this 3/4 double bedroom, semi detached family home with a wealth of possibilities to extend and improve subject to planning permission. The property has been lovingly maintained and offers multi generational accommodation including 2 separate reception rooms, dual aspect kitchen, study / 4th bedroom, 3 further double bedrooms upstairs along with a family bathroom, rear garden, detached garage, parking to the front and rear. Situated ideally for access to Worcester Park, Malden Manor and Tolworth mainline stations, a selection of shops, riverside walks, the River Club health centre and highly regarded schools. Internal viewing highly recommended.

Council Tax band: F

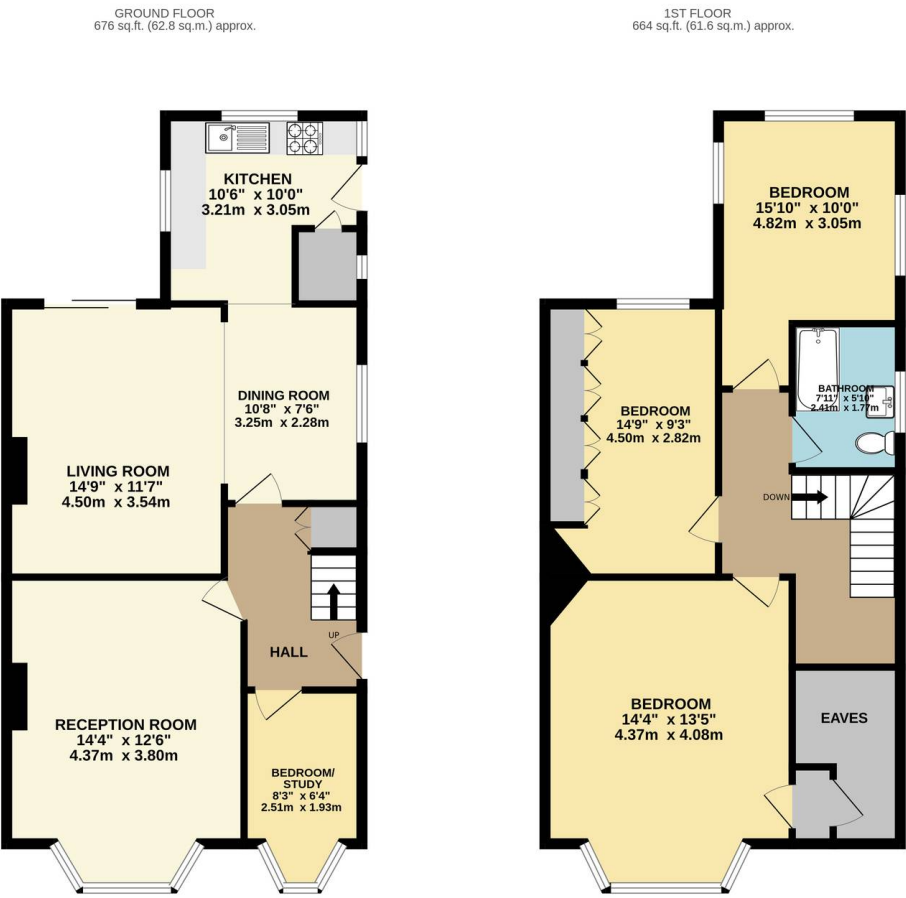
Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

Square Foot - 1340 sq.ft (124.5 sq.mt)

- 3/4 Double Bedrooms
- Off Street Parking Front and Rear
- Potential to Extend STPP
- 2 Reception Rooms



TOTAL FLOOR AREA: 1340 sq.ft. (124.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Front

Block paved drive way providing off street parking, lawn with mature trees, wooden front door to

### Hallway

Wood effect flooring, radiator, under stairs cupboard, thermostat, alarm.

### Reception Room

14' 4" x 11' 7" (4.37m x 3.53m)

Double glazed UPVC bay window to front aspect, double paneled radiator, carpeted, picture rail.

### Living / Dining Room

14' 9" x 19' 1" (4.49m x 5.81m)

Double glazed UPVC window to side aspect, UPVC patio doors to rear garden, radiator, laminate flooring, fireplace with gas fire, door to

### Kitchen

10' 6" x 10' 0" (3.20m x 3.05m)

Double glazed UPVC windows to garden, range of kitchen units, low-level electric oven with gas hob, tiled splash back, roll top work surface, stainless steel sink with mixer tap and drainer, space for washing machine and dishwasher, space for fridge freezer, walk in larder cupboard housing 'Vaillant' combination boiler.

### Study / Bedroom

8' 3" x 6' 4" (2.51m x 1.93m)

Double glazed UPVC bay window to front aspect, picture rail, radiator, carpeted.



**Stairs to 1st Floor Landing**

Window to side aspect, radiator.

**Bedroom 1**

14' 4" x 13' 5" (4.37m x 4.09m)

Double glazed UPVC bay window to front aspect, radiator, carpeted, picture rail, eaves, cupboard.

**Bedroom 2**

14' 9" x 9' 3" (4.49m x 2.82m)

Double glazed UPVC window to rear aspect, range of fitted wardrobes, radiator, carpeted, picture rail, access to loft (ladder, light, boarded).

**Bedroom 3**

15' 10" x 10' 0" (4.82m x 3.05m)

Dual aspect double glazed UPVC windows, fitted wardrobes, radiator, carpeted.

**Bathroom**

Double glazed UPVC window to side aspect, white bath suite comprising of bath with stainless steel taps, shower with mixer taps on riser rail, glass panel shower door, wash hand basin in vanity unit, tiled walls, radiator, storage cupboard.

**Rear Garden**

Block paved patios, brick built shed with electric. Lawn with mature shrub and flower borders, gated side access.

**Detached Double Garage**

Paved area providing additional off street parking.

**Driveway**

Off street parking to front and rear (planning agreed to extend driveway).





## Cromwells Estate Agents

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