

Cromwells



Amesbury Close, Worcester Park, KT4 8PW
Guide Price £535,000

Offered with No Onward Chain is this delightful 3-bedroom family home. Coming to the market for the first time in over 50 years. This property offers 2 separate reception rooms, modern kitchen, 3 bedrooms, bathroom, pretty garden to front and back, garage and off-street parking along with potential to extend subject to planning permission. With close proximity to Worcester Park high street, parklands at 'The Hamptons', bus routes, Worcester Park mainline station and a selection of schools and nurseries.

No Chain · Private Rear Garden ·
Off Street Park and Garage · Potential to Modernise and Extend
Subject to Planning Permission

Front -

Established garden with mature trees and shrubs, driveway to garage.

Front Door

Hallway -

Carpeted, radiator in decorative cover, stairs to 1st floor landing, cupboard housing understairs storage and meters, door to

Lounge - 13' 8" x 11' 0" (4.16m x 3.35m)

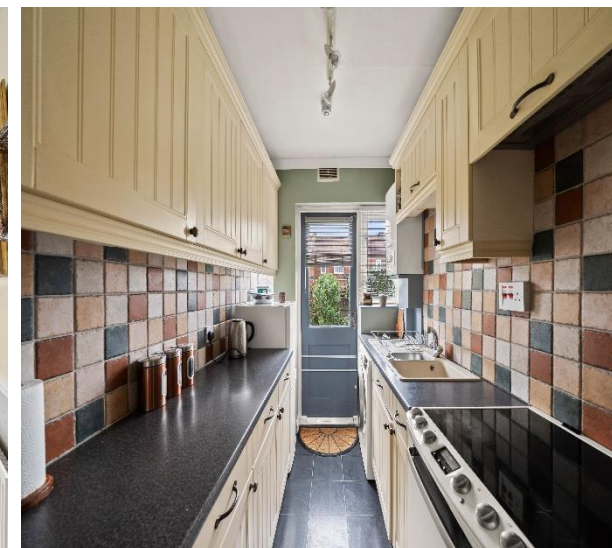
Double glazed bay window to front aspect, double panelled radiator, carpeted, feature fireplace with tile inserts and gas fire.

Dining Room - 11' 8" x 10' 2" (3.55m x 3.10m)

Glazed windows and doors to garden, carpeted, radiator.

Kitchen - 8' 6" x 6' 3" (2.59m x 1.90m)

Range of wall mounted units with matching cupboards and drawers below, work surface, inset 1.5 bowl sink and drainer, space for fridge/freezer, space and plumbing for washing machine, space for oven and extractor above, wall mounted new 'Vaillant' boiler, tiled floor, double glazed door and window to garden.



Stairs to 1st Floor -

Carpeted, double glazed window side aspect, loft access.

Bedroom 1 - 13' 8" x 9' 4" (4.16m x 2.84m)

Double glazed bay window to front aspect, radiator, carpeted.

Bedroom 2 - 11' 8" x 9' 4" (3.55m x 2.84m)

Double glazed window to rear aspect, radiator, carpeted.

Bedroom 3 - 6' 11" x 7' 1" (2.11m x 2.16m)

Double glazed oriel bay window to front aspect, radiator, carpeted.

Bathroom -

3-piece suite comprising panel enclosed bath with shower overhead, pedestal wash hand basin, airing cupboard, double glazed window to rear aspect, radiator.

W/C -

W/C, double glazed window to side aspect, wood effect flooring.

Garden -

Fence enclosed rear garden, lawn area, mature shrub and plant borders, paved patio, access to garage.

Garage -

Up and over door, power and lighting.



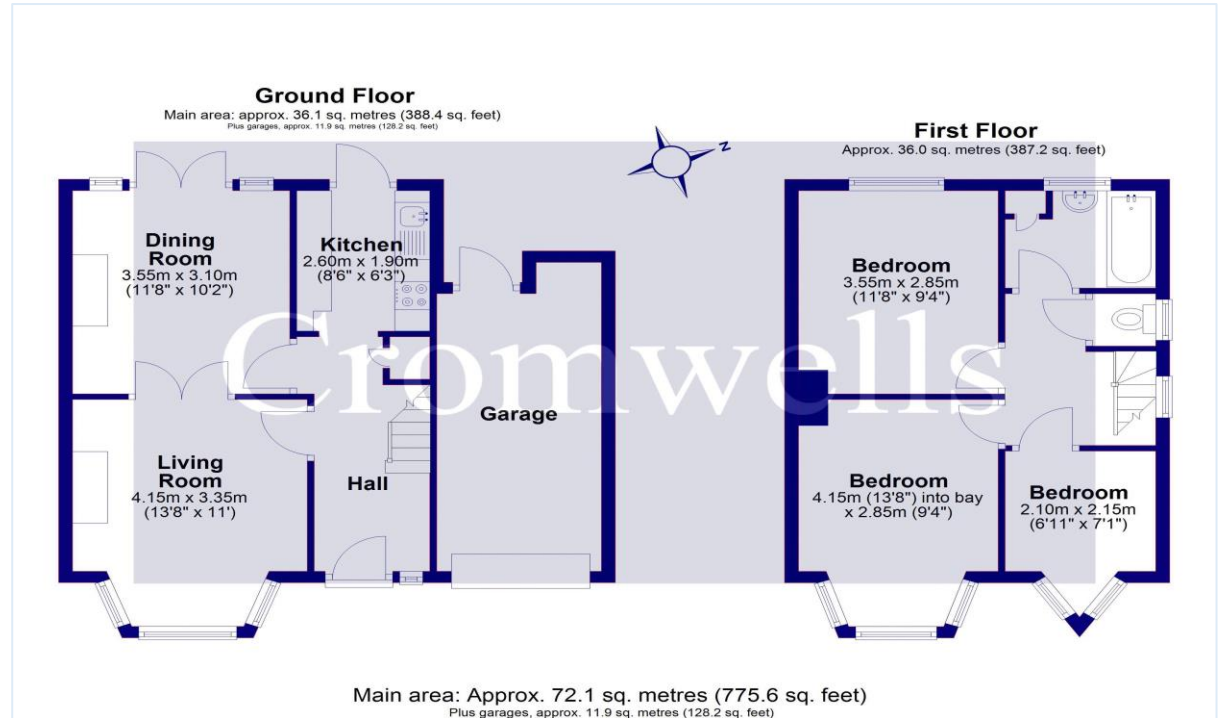
Council Tax - E
 Tenure - Freehold
 Square Foot – approx. 775.6 sq.ft (72.1 sq.mt)
 Plus, garage approx. 128.2 sq.ft (11.9 sq.mt)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

