

# Cromwells



**Roland Way, Worcester Park, KT4 7AS**  
**£475,000**

'Beautiful' Offered to the market is this stunning 2-bedroom, 2 bath ground floor maisonette. The property is turnkey ready, offering modern open plan living accommodation overlooking a private patio, principal bedroom with ensuite, further double bedroom and family bathroom, shutters throughout, and 2 parking spaces. Located perfectly tucked off "The Avenue" with a short walk to Worcester Park Station (zone 4), a well-stocked high street, River Club leisure facilities and a selection of schools and nurseries. Internal viewing is highly recommended.

2 Allocated Parking Spaces · EPC Rating B ·  
Private Patio · 2 Double Bedrooms

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**Front Door -**

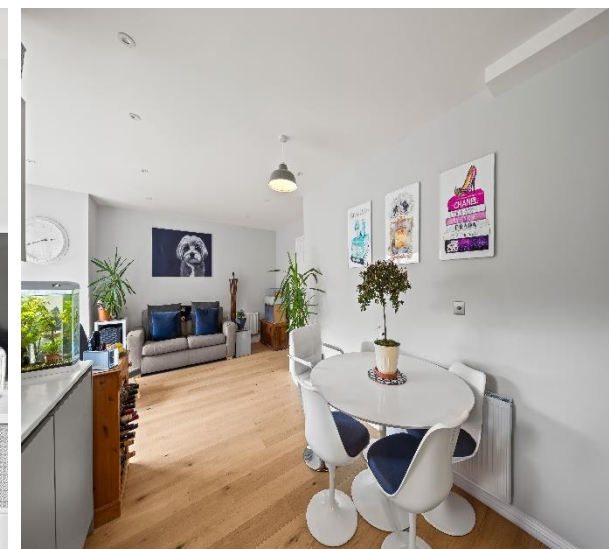
**Hallway -**

Engineered wood flooring, wall mounted thermostat, door to large storage cupboard, radiator, door to

**Lounge/Diner/Kitchen - 15' 11" x 23' 5" (4.85m x 7.13m)**

**Kitchen/Diner:** Range of modern wall mounted units with matching cupboards and drawers below, quartz work surfaces, inset sink, integrated oven, microwave, inset 4 ring gas hobs with extractor above, integrated dishwasher and washer/dryer, cupboard housing a combi boiler, double glazed window to rear with shutters, engineered wood flooring.

**Lounge:** Double glazed bi fold doors to private patio, remote control blinds, radiator, engineered wood flooring.



**Bedroom 1 - 14' 1" x 12' 5" (4.29m x 3.78m)**

Double glazed window to front with shutters, radiator, carpeted, range of fitted wardrobes, door to

**Ensuite -**

Modern 3-piece suite comprising a corner shower, WC, wash hand basin with drawers below, tiled walls and flooring, chrome radiator, shaving point, underfloor heating.

**Bedroom 2 - 12' 4" x 13' 5" (3.76m x 4.09m)**

Double glazed window to front with shutters, radiator, carpeted, range of fitted wardrobes.

**Bathroom -**

Modern 3-piece suite comprising a tile enclosed bath with shower overhead, WC, wash hand basin with drawer below, chrome radiator, shaving point, tiled walls and floor, underfloor heating.

**Private Patio -**

Block paved, fence enclosed, steps up to gated access to communal garden.

**Communal Garden -**

Mainly laid to lawn, mature trees, side access gate.

**Front -**

**Parking -**

2 allocated spaces

**Bike Shed -**

**Bin Shed -**



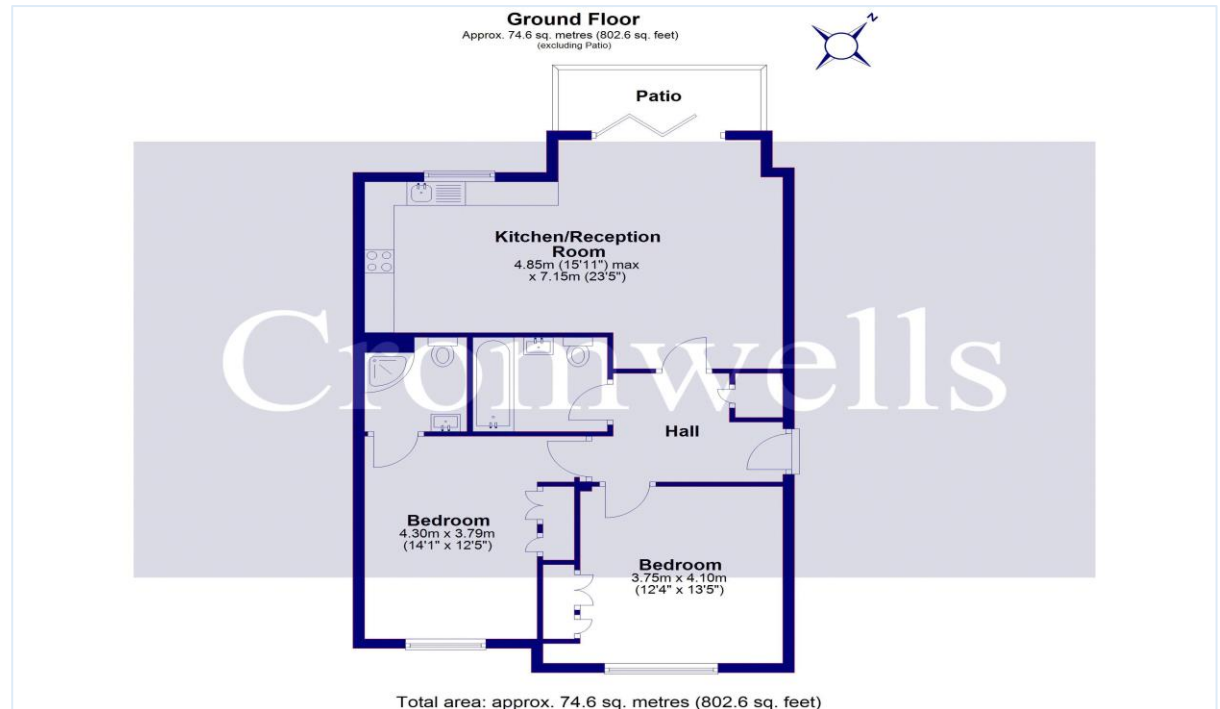
Council Tax - D  
 Tenure - Leasehold  
 Square Foot – approx. 802.6 sq.ft (74.6 sq.mt)

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

