

Cromwells



Merrilands Road, Worcester Park, KT4 8NU
Guide Price £560,000

Cromwells are delighted to present this beautiful, extended, 3-bedroom family home. The current owners have bought this property up to an impeccable standard including sizable, modern kitchen/diner overlooking a landscaped South facing rear garden, lounge and family area, utility area and w/c, 3 bedrooms, modern bathroom and off-street parking for 2 cars. Ideally located on a desirable tree lined road within easy access to well performing schools including Dorchester Road and St. Cecilia's, Worcester Park mainline station (zone 4) and a well-stocked high street. Internal viewing highly recommended.

Stunning Rear Kitchen Extension · Modern Bathroom ·
Beautiful South Facing Garden · Off Street Parking

Front -

Driveway providing off street parking for 2 cars, tap.

Front Door -

Lounge Area/Family Area - 18' 1" x 16' 5" (5.51m x 5.00m)

Double panel radiators, stairs to first floor landing, Karndean flooring, double glazed bay window to front aspect, door to utility, open to

Utility/WC -

Modern white 2-piece suite comprising a WC, wash hand basin with vanity below, space and plumbing for washing machine, wooden work surfaces, chrome radiator, Karndean flooring.

Kitchen/Diner - 15' 7" x 15' 5" (4.75m x 4.70m)

Modern range of wall mounted units with matching cupboards and drawers below, quartz marble effect work surfaces, integrated double oven and combi microwave with electric hob and extractor above, space for fridge freezer, integrated dishwasher, island with waterfall counter tops and inset ceramic sink and drainer, dual vertical radiators, bi-fold doors to garden, 2 large roof windows, Karndean flooring.



Stairs to First Floor -

Carpeted, loft access (partially boarded), overstairs storage cupboard and shelving, door to

Bedroom 1 - 10' 10" x 10' 1" (3.30m x 3.07m)

Double glazed bay window to front aspect with shutters, double panel radiator, wood flooring.

Bedroom 2 - 7' 3" x 9' 4" (2.21m x 2.84m)

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

Bedroom 3 - 6' 6" x 5' 11" (1.98m x 1.80m)

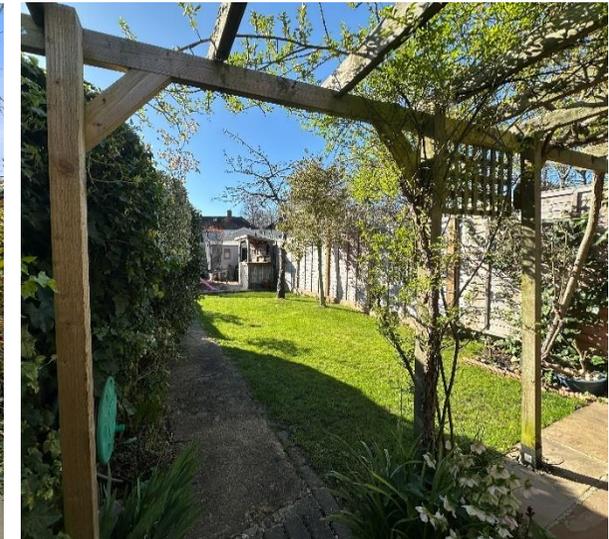
Double glazed window to front aspect with fitted blinds, carpeted, radiator.

Bathroom -

Modern white 3-piece suite comprising a panel enclosed bath with shower overhead, WC, wash hand basin with vanity below, part tiled walls, chrome radiator, double glazed window to rear with fitted blinds.

Garden -

An 'oasis'. Fence enclosed 87ft South facing rear garden, large porcelain tiled patio area with mature shrub borders, feature silver birch tree with uplighters, wooden pergola with sandstone patio, lawn area flanked with trees and mature shrubs, garden sheds, tap, lighting, power points, water feature.



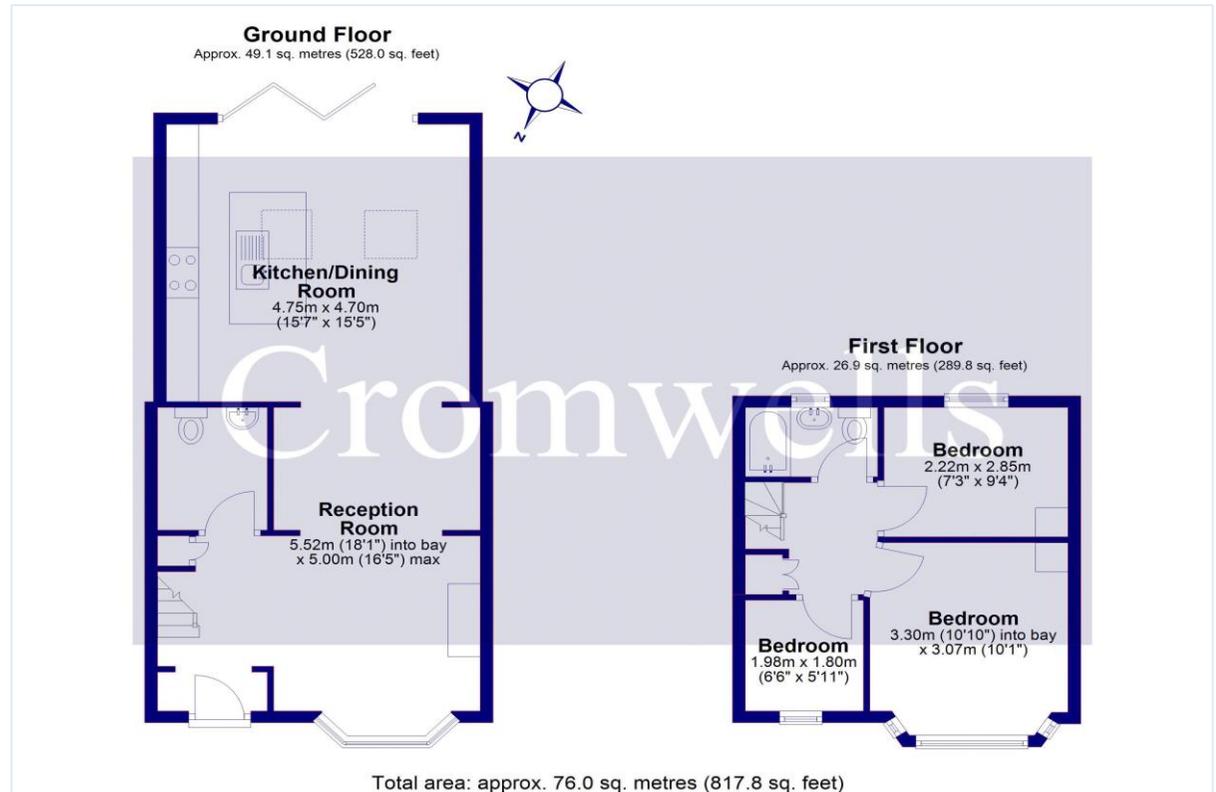
Council Tax - D
 Tenure - Freehold
 Square Foot – approx. 817.8 sq.ft (76.0 sq.mt)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

