

Cromwells



Fairford Gardens, Worcester Park, KT4 7BJ
£575,000

Ideally located on a sought-after tree lined road is the 3-bedroom family home. The property has been well maintained by the current owners and offers the new owners the opportunity to extended subject to planning permission to the rear and loft. Currently comprising of a largely open plan living, dining and kitchen with access out onto a beautiful rear garden along with 3 bedrooms, a family bathroom and off-street parking. Situated ideally for access to both Worcester Park and Stoneleigh with mainline stations, a selection of well-regarded schools including The Mead and Auriol along with well stocked high streets. Internal viewing high recommended.

Potential to Extend Subject to Planning Permission ·
Sought After Location · Off Street Parking ·

Front -

Driveway providing off street parking.

Hallway -

Wood effect flooring, double panel radiator, range of understairs storage, stairs to 1st floor landing, door to

Lounge - 13' 3" x 11' 5" (4.04m x 3.48m)

Double glazed window to front aspect with fitted blinds, double panel radiator, wood effect flooring, open to

Kitchen/Diner -

Kitchen - 8'10" x 7'0" (2.70m x 2.14m) - Range of shaker style wall mounted units with matching cupboards and drawers below, integrated oven and microwave, inset electric hob with extractor above, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, wooden worksurfaces, inset ceramic sink, cupboard housing boiler, double glazed window to rear, wood effect flooring.

Diner - 12'0" x 9'10" (3.66m x 2.99m) - Double glazed doors and windows to garden, fitted storage to alcoves, double panel radiator, wood effect flooring.



Stairs to 1st Floor Landing -

Carpeted, loft access (pull down ladder, light and boarded), door to

Bathroom -

White 3-piece suite comprising P-shape bath with shower overhead, pedestal wash hand basin, w/c, chrome radiator, tiled walls and floor, double glazed window to rear aspect.

Bedroom - 12' 0" x 11' 7" (3.65m x 3.53m)

Double glazed window to rear aspect, fitted shutters, radiator, range of fitted wardrobes, shelves and drawers, carpeted.

Bedroom - 13' 3" x 11' 5" (4.04m x 3.48m)

Double glazed bay window to front aspect with fitted shutters, fitted wardrobes, radiator, carpeted.

Bedroom - 7' 0" x 5' 5" (2.13m x 1.65m)

Double glazed window to front aspect, fitted blinds, radiator, wood effect flooring.

Garden -

Fence enclosed, mainly laid to lawn, patio area, lights, tap, power point, access to shed/outhouse, mature shrub and plant beds.

Shed/Outhouse - 6' 1" x 16' 9" (1.85m x 5.10m)

Double glazed doors to rear access, power and light.



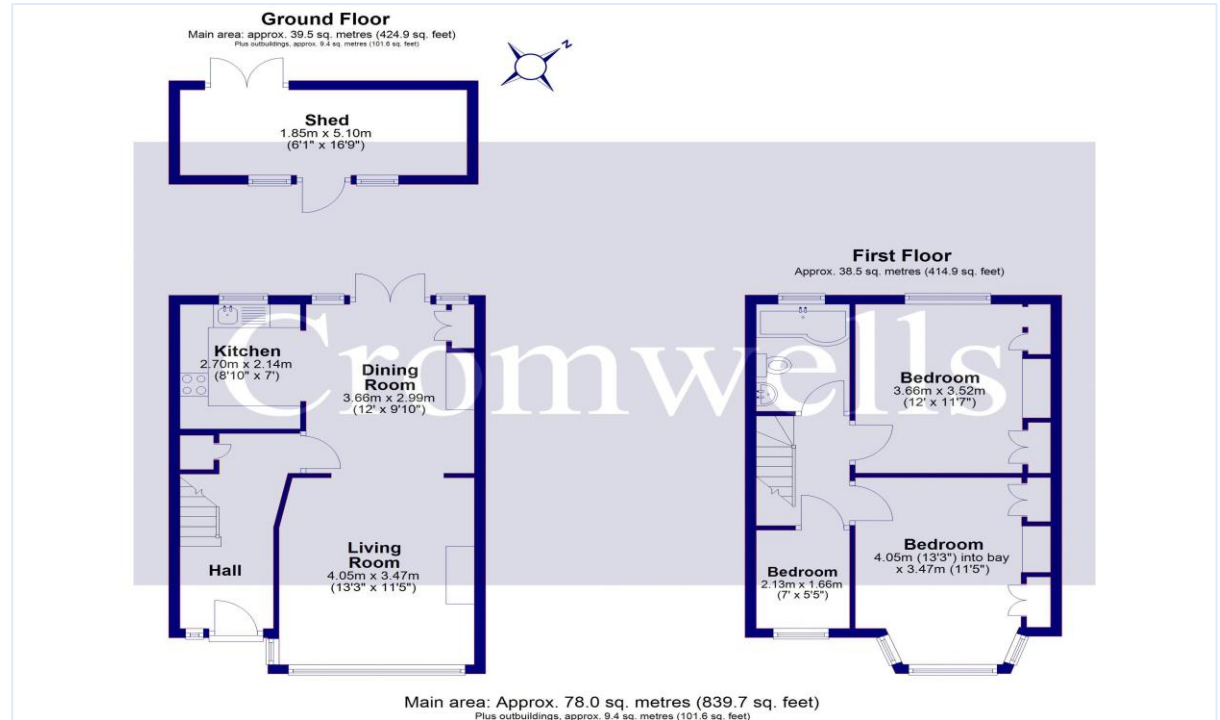
Council Tax - D
 Tenure - Freehold
 Square Foot – approx. 839.7 sq.ft (78.0 sq.mt)

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

020 8337 6603
 admin@cromwellswpark.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

