

Cromwells



**142 Boscombe Road, Worcester Park, Surrey, KT4 8PL**  
**Offers in the Region Of £450,000**

Located in a delightful cul-de-sac is this 3 double bedroom, extended family home. The property has been extended on the ground and upper floor to provide open plan kitchen/living/diner, 2 double bedrooms and a family bathroom to 1st floor, upper floor principal bedroom, shower room and dressing area along with private rear garden and garage en bloc. The property is situated ideally for access to Worcester Park high street, parkland at 'The Hamptons', various transport links including Worcester Park mainline station (zone 4), bus routes and a selection of sought after schools and nurseries. Internal viewing highly recommended.

No Onward Chain · Extended Living ·  
3 Double Bedrooms · 2 Bathrooms

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**Front -**

Artificial lawn and hard standing.

**Front Door -**

**Open Plan Lounge/Diner/Kitchen -**

**Kitchen 15'3 x 7'5 (4.64m x 2.25m)** - Range of modern wall mounted units with matching cupboards and drawers below, inset 1.5 bowl sink, integrated double oven and microwave, inset 5 ring gas hob, space and plumbing for washing machine, space for American fridge/freezer, integrated dishwasher, space for wine fridge, double glazed window to front aspect, Velux window, wood effect flooring.

**Lounge/Diner 22'4 x 13'3 (6.80m x 4.05m)** - Double glazed windows and doors to garden, wood effect flooring, cupboard housing 'Worcester' combination boiler and storage, double panel radiator, door to



**Stairs to 1st Floor Landing -**

Carpeted, double door to garden access, door to

**Bathroom -**

White 3-piece suite comprising panel enclosed bath with shower overhead, w/c, wash hand basin with cupboard below, chrome radiator, double glazed window to rear aspect.

**Bedroom - 6' 7" x 7' 5" (2.01m x 2.26m)**

Double glazed window to front aspect, double panel radiator, carpeted, fitted storage.

**Bedroom - 9' 10" x 7' 5" (2.99m x 2.26m)**

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

**Inner Landing -**

Double panel radiator, carpeted, stairs to 2nd floor landing.

**Bedroom - 11' 11" x 12' 4" (3.63m x 3.76m)**

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

**Dressing Area -**

Rails and shelves, fitted storage, doors to eaves cupboard, Velux window.

**En-suite -**

3-Piece suite comprising shower, w/c, wash hand basin with cupboard below, tiled floor, chrome radiator, Velux window.



**Garden -**

Patio, fence enclosed, rear access gate, artificial lawn, power point, light.

**Garage En Bloc -**



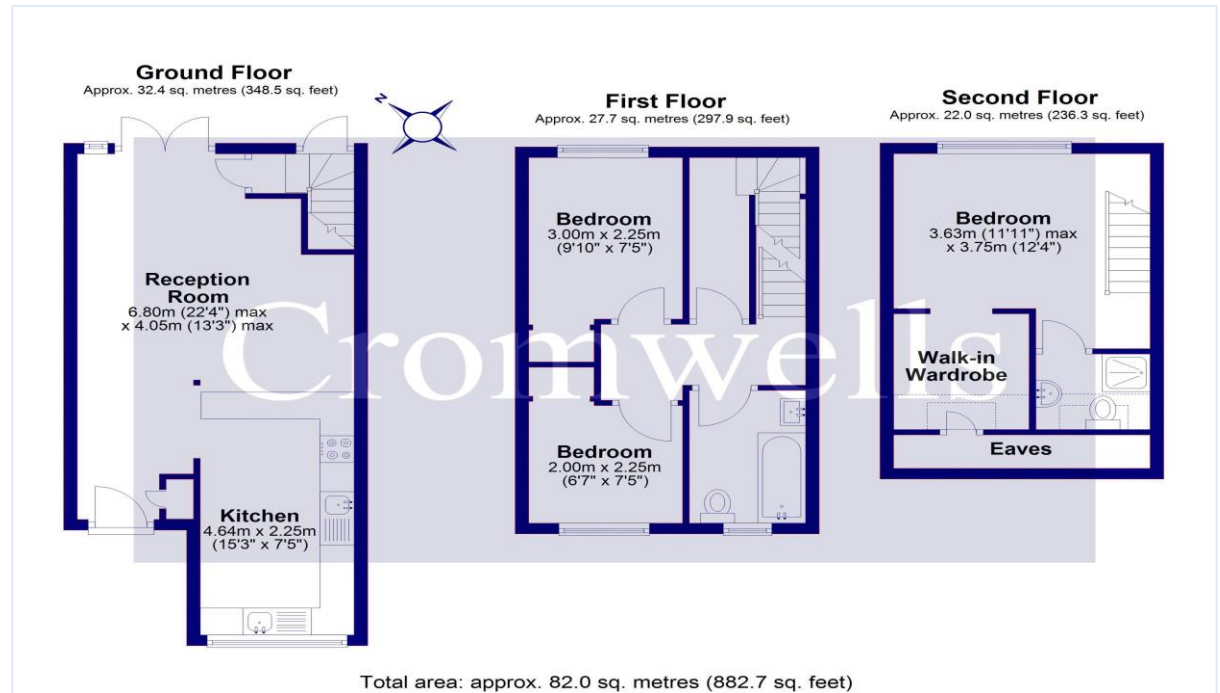
Council Tax – D – Sutton Council  
 Tenure – Freehold  
 Square foot – approx. 882.7 sq.ft (82.0 sq.m)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

