

Cromwells



94 Fairford Gardens, Worcester Park

Worcester Park

£575,000

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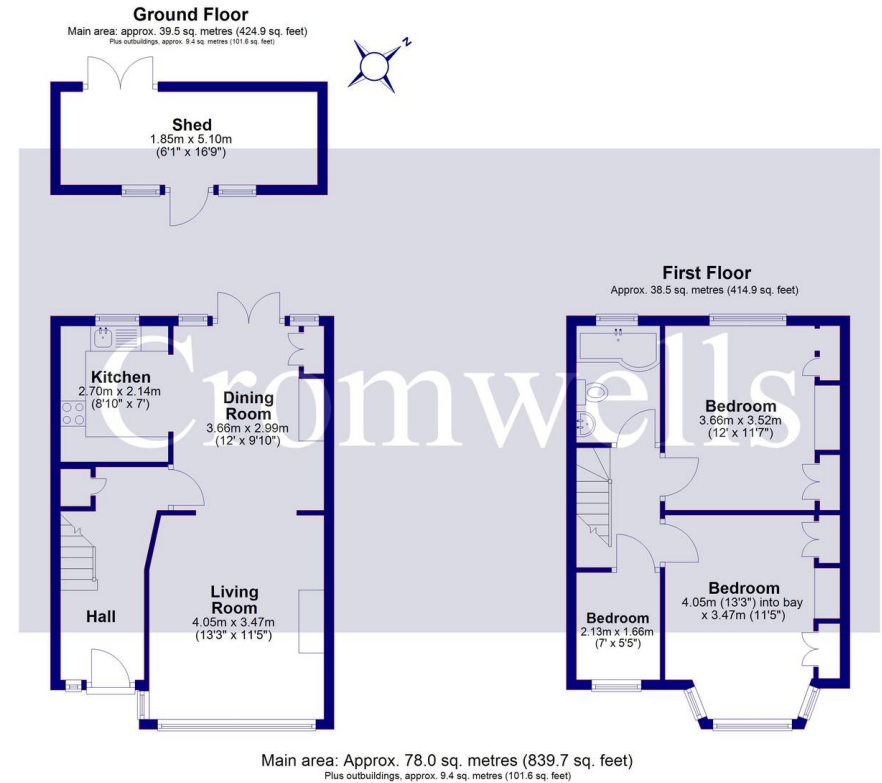
Ideally located on a sought after tree lined road is the 3 bedroom family home. The property has been well maintained by the current owners and offers the new owners the opportunity to extended subject to planning permission to the rear and loft. Currently comprising of a largely open plan living, dining 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.

Council Tax band: D

Tenure: Freehold

Square Foot – approx. 839.7 sq.ft (78.0 sq.mt)

- Potential to Extend Subject to Planning Permission
- Sought After Location
- Off Street Parking
- Located Between Worcester Park and Stoneleigh Stations



Front

Driveway providing off street parking.

Hallway

Wood effect flooring, double panel radiator, range of under stairs 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

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 work surfaces, inset ceramic sink, cupboard housing boiler, double glazed window to rear, wood effect flooring, open to

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 1

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 2

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

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

Bedroom 3

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.

Outbuilding

6' 1" x 16' 9" (1.85m x 5.10m)

Double glazed doors to rear access, power and light.





Cromwells Estate Agents

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