



Cromwells

3 Harby Browe Grafton Close, Worcester Park

Worcester Park

Offers Over £400,000

3 Harby Browe, Grafton Close

Worcester Park

Cromwells are delighted to offer this sizable 2 double bedroom apartment. Situated in this sought after location, on a tree lined road is the unique and characterful Harby Browe. This select community offers a share of the freehold, long lease, resident parking and private garden space, along with a wealth of charm in a bright open plan living, dining and kitchen space, 2 double bedrooms, with the principle offering an amazing walk in wardrobe and Juliet balcony, modern bathroom, storage and utility space. Located ideally for access to Worcester Park, Malden Manor and Tolworth stations, a well stocked Worcester Park high street, access to the A3 along with schools and nurseries. Viewing highly recommended to appreciate this home.

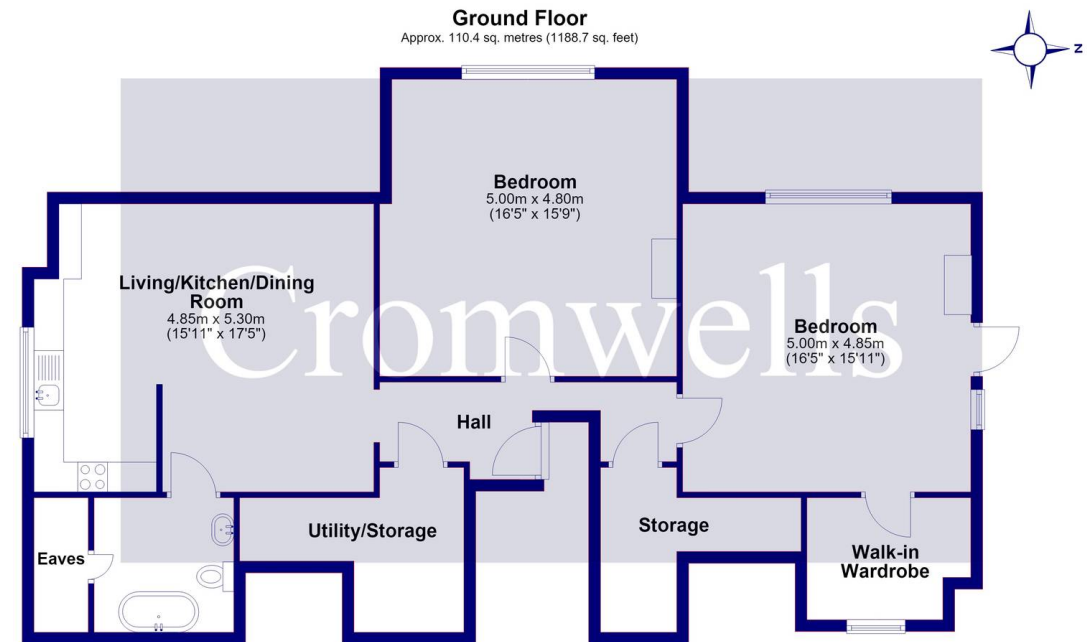
Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

Square Foot – approx. 1188.7 sq.ft (110.4 sq.mt)

- Share of Freehold
- Long Lease approx. 933 Years
- Sought After Location
- 50ft Private and Secluded Garden
- Allocated Off Street Parking



Total area: approx. 110.4 sq. metres (1188.7 sq. feet)

Front

Allocated parking, Communal grounds

Communal Entrance

Entry system, carpeted, stairs to top floor, front door to

Hallway

Radiator, door to storage, door to utility/storage.

Utility / Storage

Space and plumbing for washing machine, space for tumble dryer, boiler, hot water tank, storage.

Living / Kitchen / Dining

15' 11" x 17' 5" (4.85m x 5.30m)

Living - Wood effect flooring, radiator.

Kitchen / Dining - Modern kitchen comprising of cupboards and drawers under marble effect work surfaces, stainless steel sink, integrated oven, electric hob, integrated fridge, dishwasher, space for freezer, part tiled walls, window to side aspect.



Bathroom

3 piece suite comprising of w/c, wash hand basin with cupboard below, free standing bath with shower above, eaves storage, part tiled walls, tiled floor, window to front aspect.

Bedroom

16' 5" x 15' 11" (5.00m x 4.85m)

Carpeted, radiator, double doors with Juliette balcony, walk-in wardrobe.

Bedroom

16' 5" x 15' 9" (5.00m x 4.80m)

Carpeted, radiator, feature fireplace, window to rear aspect

Garden

Laid to lawn, mature trees, seating area.





Cromwells Estate Agents

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