



Cromwells

109 Pembury Avenue, Worcester Park

Worcester Park

Guide Price £465,000

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Worcester Park

NO CHAIN - A great opportunity to acquire this 3 bedroom, end of terrace, family home. The property has been a home for many years and now offers the chance to totally modernise throughout and the potential to extend subject to planning permission. Located in a sought after location with close proximity to Worcester Park station (zone 4), also buses, access to the A3, a selection of highly regarded schools and a well stocked high street. Internal viewing highly recommended.

Council Tax band: D

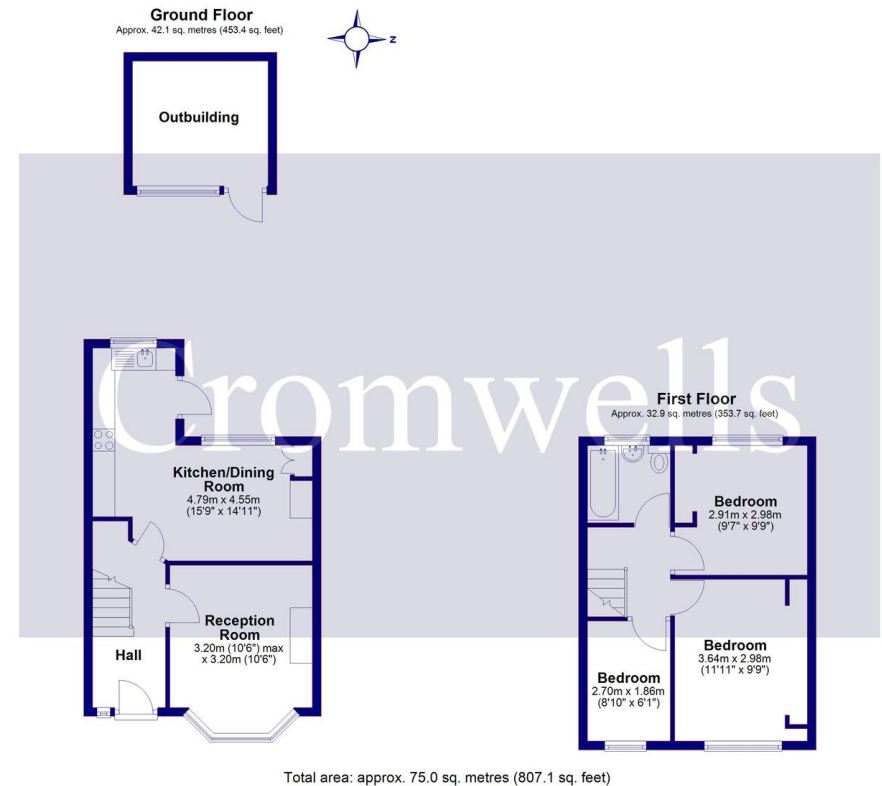
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Square Foot - 807.1 sq.ft (75.0 sq.mt)

- NO CHAIN
- Off Street Parking
- Potential to Modernise and Extend (STPP)
- Close Proximity to Worcester Park Station
- Sought After Location



Front

Driveway providing off street parking, mature shrub border, gated side access.

Front Door / Hallway

Carpeted, stairs to 1st floor landing, understairs cupboard, wall mounted thermostat, double panel radiator, door to

Lounge

10' 6" x 10' 6" (3.20m x 3.20m)

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

Kitchen / Diner

15' 9" x 14' 11" (4.80m x 4.54m)

Kitchen - Range of wall mounted unit with cupboards and drawers below, worksurfaces, space for oven with gas supply, space and plumbing for washing machine, further under counter appliance space, wall mounted 'Worcester' boiler, double glazed window and door to garden, wood block floor. Diner - Double glazed window to garden, fitted cupboard, double panel radiator, space for fridge/freezer, wood block floor.

Stairs to 1st Floor Landing

Carpeted, double glazed window to side aspect, loft access, door to



Bedroom 1

11' 11" x 9' 9" (3.63m x 2.97m)

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

Bedroom 2

9' 7" x 9' 9" (2.92m x 2.97m)

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

Bedroom 3

8' 10" x 6' 1" (2.69m x 1.85m)

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

Bathroom

White 3 piece suite comprising panel enclosed bath with shower attached, w/c, pedestal wash hand basin, tiled walls, double glazed window to rear.

Garden

Private rear garden, patio, mature shrubs, access to outhouse, tap, gated side and rear vehicular access.

Brick Built Outbuilding

Potential for garage or home office, double glazed windows, power supply and doors.





Cromwells Estate Agents

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