

# Cromwells



**Boscombe Road, Worcester Park, KT4 8PL**  
**£424,950**

Ideally nestled in a cul de sac is this 3-bedroom family home. The property has been lovingly maintained by the current vendor for over 30 years but allows scope to modernise. Offering a kitchen, lounge/diner/conservatory, 3 beds, delightful garden and garage en bloc. This property is located 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.

Garage en Bloc · Private Rear Garden ·  
Conservatory · 3 Bedrooms

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**Front -**  
Storage cupboard.

**Front Door**

**Hallway -**

Carpeted, door to storage cupboard, door to further pantry cupboard, open to

**Kitchen - 7' 10" x 7' 5" (2.39m x 2.26m)**

Range of wall mounted units with matching cupboards and drawers below, work surfaces, inset stainless steel sink, space for oven, space for fridge freezer, space and plumbing for washing machine, tiled splash back, double glazed window to front aspect with shutters, tiled floor.

**Lounge/Diner - 14' 5" x 13' 1" (4.39m x 3.98m)**

Carpeted, feature electric fireplace, warm air vent, stairs to first floor landing, doors to



**Conservatory - 10' 2" x 13' 1" (3.10m x 3.98m)**

Double glazed windows and doors to garden (fitted blinds), wood effect flooring.

**Stairs to First Floor Landing -**

Carpeted, window to rear, carpeted, warm air heater, door to airing cupboard, loft access, door to

**Bedroom 1 - 10' 4" x 10' 1" (3.15m x 3.07m)**

Double glazed window to rear with shutters, carpeted, warm air vent, fitted wardrobe and cupboards, door to further fitted wardrobe.

**Bedroom 2 - 11' 10" x 6' 1" (3.60m x 1.85m)**

Double glazed window to side, carpeted, warm air vent.

**Bedroom 3 - 5' 5" x 9' 10" (1.65m x 2.99m)**

Double glazed window to side, carpeted, warm air vent.

**Bathroom -**

White 3-piece suite comprising a panel enclosed bath with electric shower overhead, WC, wash hand basin with cupboard below, tiled floor, tiled walls, warm air vent.

**Garden -**

Fence enclosed rear garden, artificial lawn, mature flower beds, rear gate with access to garages.

**Garage en Bloc**



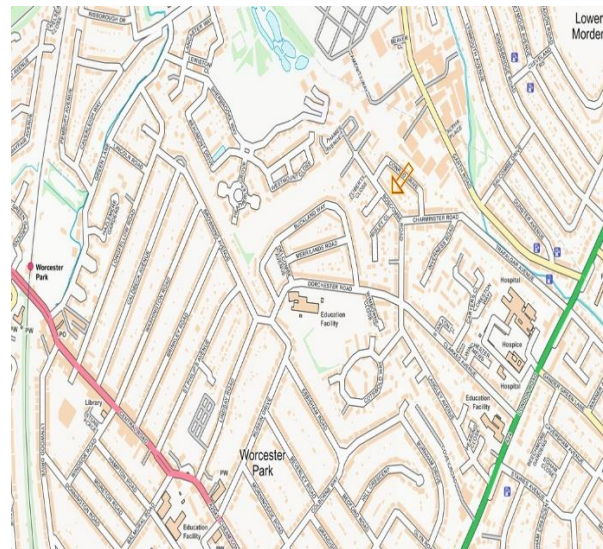
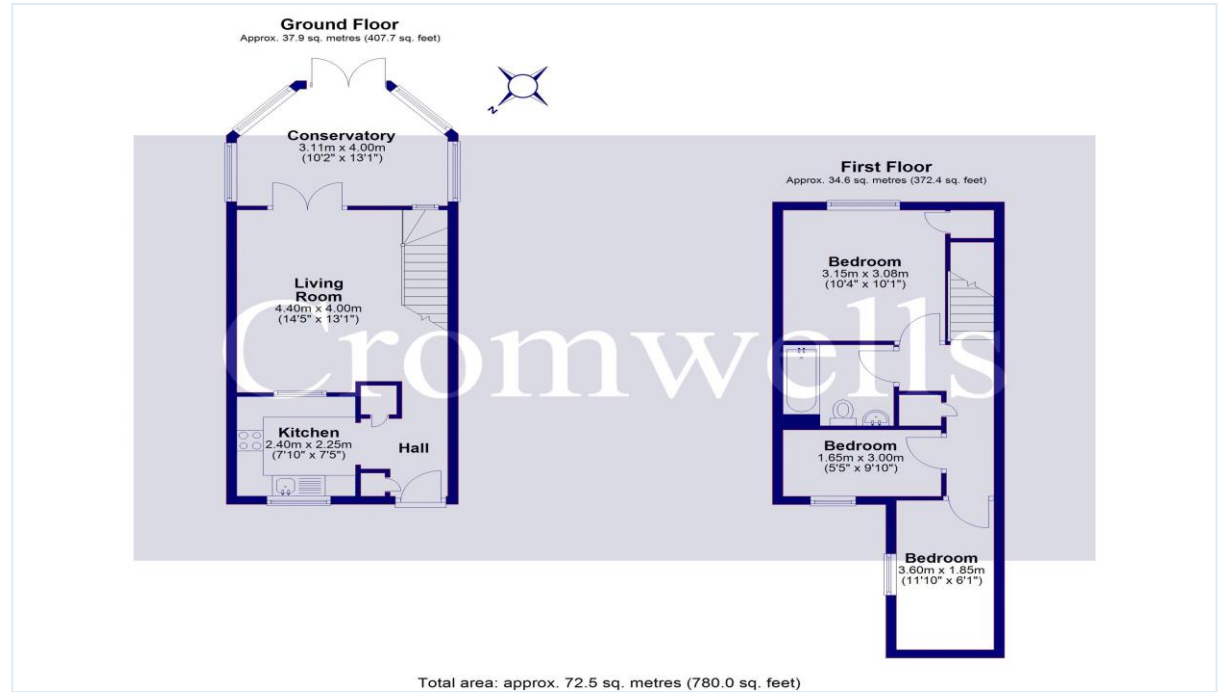
Council Tax - D  
 Tenure - Freehold  
 Square Feet - 780.1 (72.5 sq ms)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		