

Cromwells



7 Shrubland Grove, Worcester Park

Worcester Park

£850,000

7 Shrubland Grove

Worcester Park

Cromwells are delighted to present this extended 4 bedroom, 3 bathroom, semi detached home . The current owners have lovingly improved and extended over their 16 year ownership to make this impressive home. Located in a cul-de-sac tucked away but allowing easy access to Worcester Park high street, station, various bus routes, North Cheam amenities, also nearby a selection of schools and nurseries. This home offers extended living / dining, kitchen space overlooking a South facing garden, lounge, 4 bedrooms, 3 bathrooms and driveway. Viewing high recommended.

Council Tax band: D

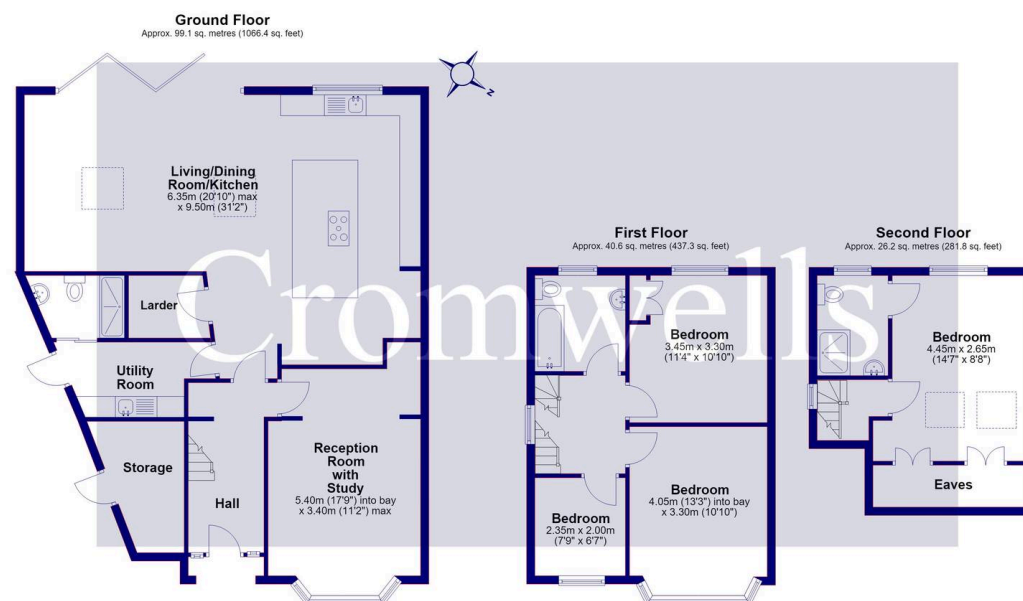
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

Square Foot - 1785.6 sq.ft (165.9 sq.mt)

- Stunning Throughout
- Large South Facing Garden
- Extended Kitchen / Diner / Family Space
- 3 Bathrooms
- Principle Bedroom with En-suite
- Off Street Parking
- Cul-de-Sac Location



Total area: approx. 165.9 sq. metres (1785.6 sq. feet)

Front

Block paved driveway providing off street parking.

Hallway

Front door, vertical radiator, Amtico flooring, understairs cupboards, cloak space, door to cupboard housing meters.

Reception

17' 9" x 11' 2" (5.40m x 3.40m)

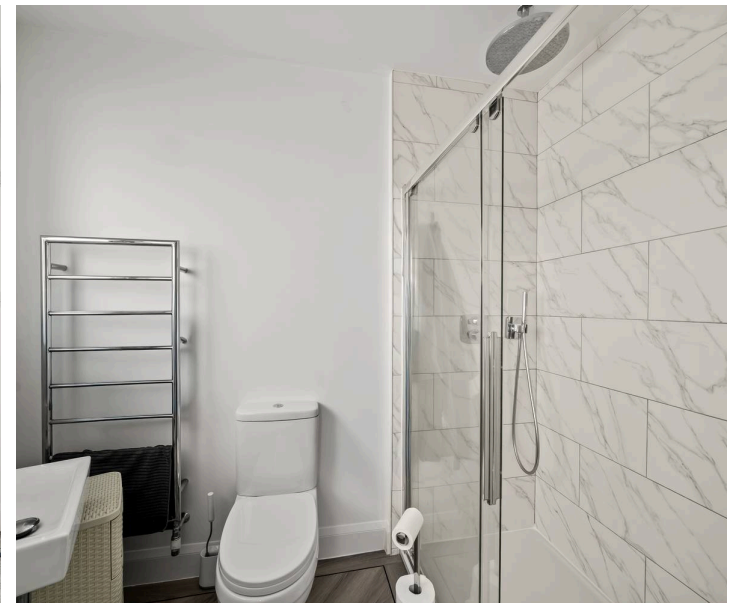
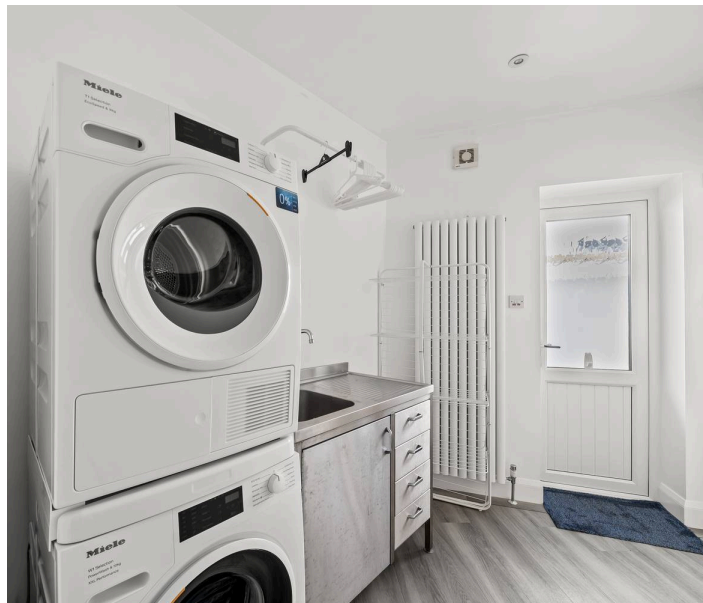
Double glazed windows to front aspect with fitted shutters, radiator, Amtico flooring.

Utility / Bathroom

Space and plumbing for washing machine and tumble dryer, stainless steel sink unit and drawers, Amtico flooring, vertical radiator, double door to side, door to

Shower Room

White 3-piece suite comprising w/c, wall mounted wash hand basin, large shower with hand shower attachment, chrome radiator, tiled walls and floor, double glazed window to side aspect.



Walk-in Larder

Amtico flooring.

Kitchen / Diner / Family Room

20' 10" x 31' 2" (6.35m x 9.50m)

Kitchen - Stunning range of wall mounted and floor standing units, quartz work surfaces, inset stainless steel sink with hot tap, integrated 'Neff' 2 ovens, combi oven/microwave, warming drawer, dishwasher, space for fridge and freezer, inset 'Neff' induction hob with internal extractor, bi-fold windows to garden, electric bi-fold blinds, flooring.

Family / Dining Room - Amtico flooring, 6 meter bi-fold doors, 2 vertical radiators, 2 large roof windows, skylight covers.

Stairs to 1st Floor

Carpeted, double glazed window to side aspect.

Bedroom

13' 3" x 10' 10" (4.05m x 3.30m)

Double glazed bay window to front, carpeted, radiator.

Bedroom

7' 9" x 6' 7" (2.35m x 2.00m)

Double glazed window to front, carpeted, radiator.

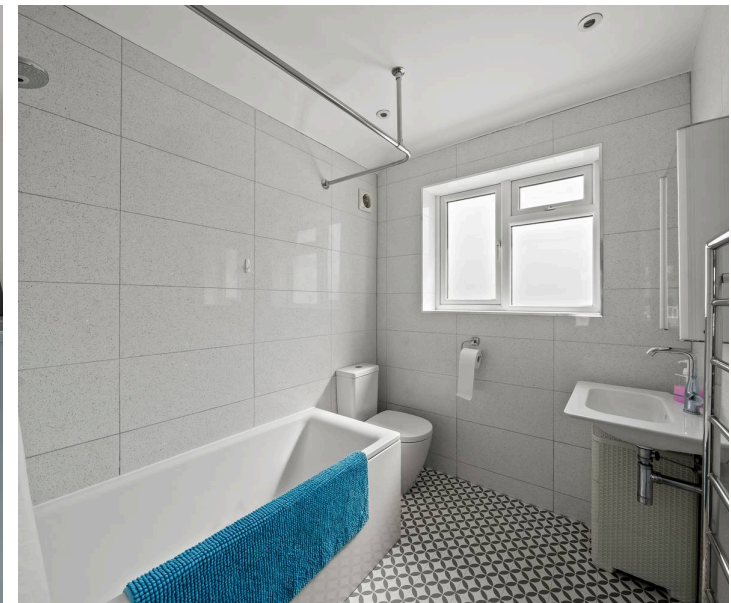
Bedroom

11' 4" x 10' 10" (3.45m x 3.30m)

Double glazed window to rear aspect, carpeted, radiator.

Bathroom

White 3-piece suite comprising w/c, wall mounted wash hand basin, bath with shower overhead, tiled wall and floor, chrome radiator, double glazed window to rear aspect.



Stairs to 2nd Floor

Carpeted, double glazed window to side aspect.

Bedroom

14' 7" x 8' 8" (4.45m x 2.65m)

Double glazed window to rear aspect, Velux windows to front, double panel radiator, carpeted, double doors to wardrobes with concealed eaves storage space, door to

En-suite

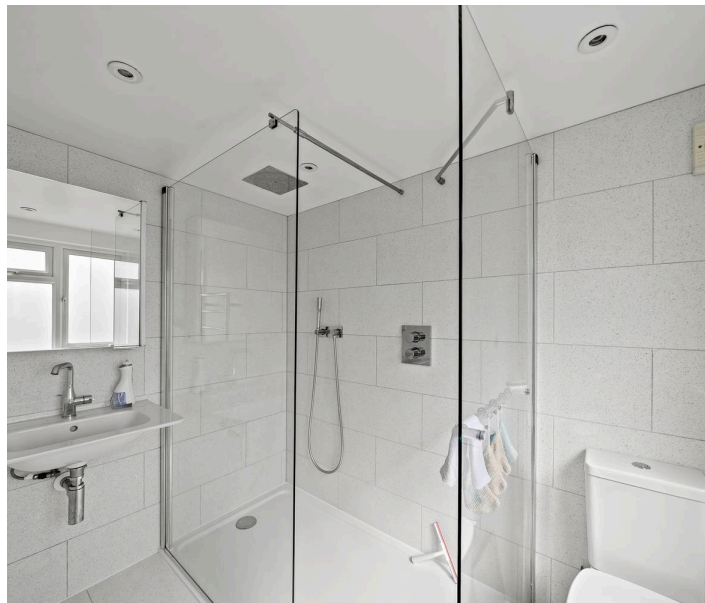
White 3-piece suite comprising w/c, wall mounted wash hand basin, large shower with hand shower attached, tiled walls and floor, chrome radiator, double glazed window to rear aspect, underfloor heating.

Garden

Large rear South facing garden, wonderful resin patio area, remote awning, hot and cold taps to rear and side, lighting, power point, gated side access, steps up to lawn area, shed, fence and wall enclosed.

Plant Room

'Vaillant' boiler, water cylinders, water softener and storage space.





Cromwells Estate Agents

Cromwells Estate Agents, Brabham Court, 45 Central Road – KT4 8EA

02083376603 • admin@cromwellswpark.com • www.cromwellsestateagents.uk/