

Cromwells



16 Amesbury Close, Worcester Park

Worcester Park

Guide Price £585,000

16 Amesbury Close

Worcester Park

Cromwells are pleased to present this extended 3/4 bedroom semi-detached home. The current owner has lovingly maintained the home for 47 years, however still leaving scope for modernisation and further extension (subject to planning permission). The property currently comprises large, flooded with light lounge/diner, kitchen, w/c, bedroom 4/study, 3 bedrooms on the 1st floor, family bathroom, south west facing garden and parking. Ideally situated in a cul-de-sac with close proximity of Worcester Park high street, parklands at 'The Hamptons', bus routes, Worcester Park mainline station (zone 4) and a selection of nurseries and schools. Viewing highly recommended.

Council Tax band: E

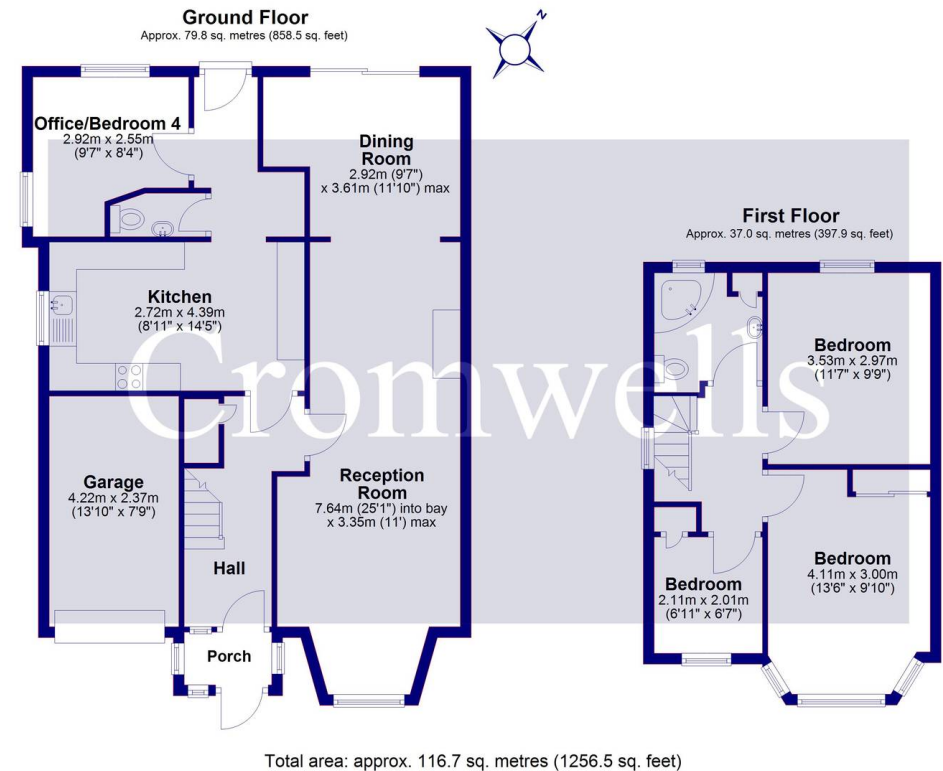
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Square Foot – approx. 1256.5 sq.ft (116.7 sq.mt)

- Potential to Extend Further Subject to Planning Permission
- Southwest Facing Garden
- Garage and Off Street Parking
- Downstairs Cloakroom
- Cul De Sac Location



Driveway

Off street parking.

Porch

Tiled floor.

Hallway

Wood effect flooring, radiator, stairs to 1st floor landing, understairs storage cupboard, door to

Lounge/Diner

Lounge - 25'1" x 11.0" (7.64m x 3.35m) Double glazed bay window to front aspect, radiators, carpeted, feature fireplace, fitted storage to alcove. Diner - 9.7" x 11.10" (2.92m x 3.61m) Wood block flooring, radiator, double glazed doors to garden.

Kitchen

Range of wall mounted units with cupboards and drawers below, work surfaces, inset 1.5 bowl sink, integrated oven, inset gas hob, space and plumbing for washing machine, space for fridge freezer, cupboard housing 'Vaillant' boiler, window to side aspect, open to inner lobby.

Inner Lobby

Stable door to rear, tiled floor, wall mounted radiator, door to

w/c

White 2-piece suite comprising w/c, wall mounted wash hand basin, tiled floor, radiator.



Study/Bedroom 4

9' 7" x 8' 4" (2.92m x 2.54m)

Double glazed window to rear aspect, radiator, carpeted.

Stairs to 1st floor landing

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

Bedroom 1

13' 6" x 9' 10" (4.11m x 2.99m)

Double glazed bay window to front aspect, radiator, carpeted, range of cupboards and wardrobes.

Bedroom 2

11' 7" x 9' 9" (3.53m x 2.97m)

Double glazed windows to rear aspect, radiator, carpeted.

Bedroom 3

6' 11" x 6' 7" (2.11m x 2.01m)

Double glazed bay windows to front aspect, radiator, carpeted.

Bathroom

White 3 piece suite comprising corner bath with shower, w/c, wash hand basin with cupboard below, linen cupboard, chrome radiator, dual aspect double glazed window to rear and side.

Garden

South West facing rear garden, paved patio, sizeable lawn, mature shrub borders, brick built storage, tap, lights.

Garage

13' 10" x 7' 9" (4.21m x 2.36m)

Up and over door, power, lighting.





Cromwells Estate Agents

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

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