

Cromwells



68 Elmstead Gardens, Worcester Park

Worcester Park

£585,000

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Situated on a sought after road is this delightful 3 bedroom family home. The property has been well maintained by the current vendors and offers bright lounge space, modern kitchen/diner, modern bathroom, 3 bedrooms, beautiful West facing rear garden, summer house, off street parking and potential to extend subject to planning permission. Positioned ideally for access to both Worcester Park and Stoneleigh stations, along with The Mead and Auriol schools, plus local amenities. Internal viewing highly recommended.

Council Tax band: D

Tenure: Freehold

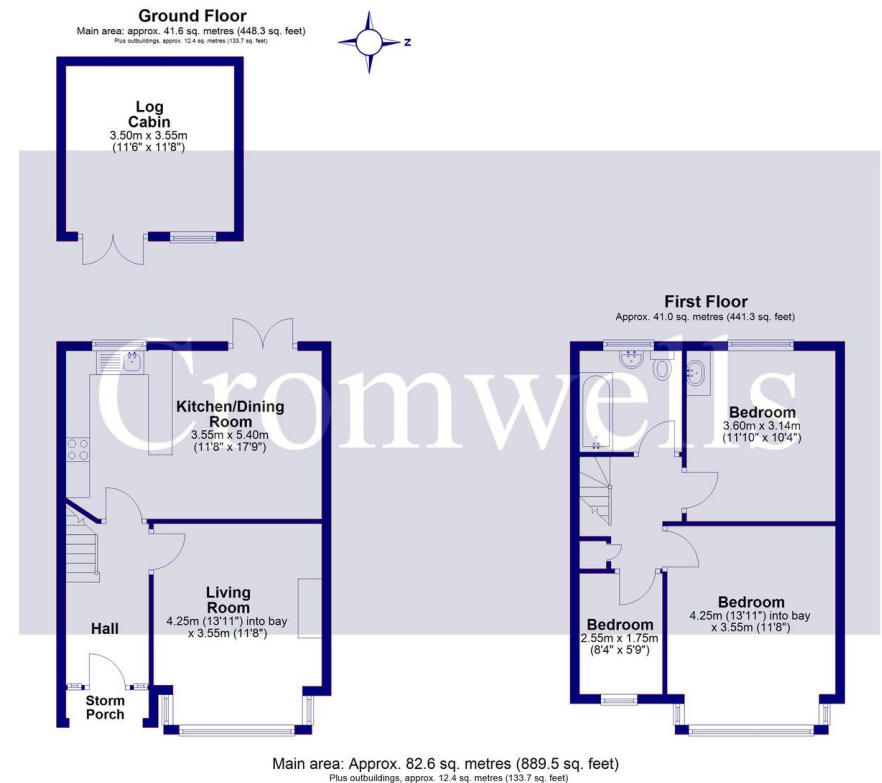
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Square Foot – approx. 889.5 sq.ft (82.6 sq.mt)

Outbuilding – approx. 133.7 sq.ft (12.4 sq.mt)

- Potential to Extend Subject to Planning Permission
- West Facing Garden
- Off Street Parking
- Sought After Location



Front

Block paved drive providing off street parking for 2 cars.

Front Door / Hallway

Wood effect flooring, radiator with decorative cover, stairs to 1st floor, under stairs cupboard, door to

Lounge

13' 11" x 11' 8" (4.24m x 3.55m)

Double glazed bay window to front aspect, radiator, wood effect flooring, decorative electric fire and surround, fitted cupboards to alcoves.

Kitchen / Diner

11' 8" x 17' 9" (3.55m x 5.41m)

Kitchen - Modern range of wall mounted units with matching cupboards and drawers below, wooden work surfaces, inset stainless steel 1.5 bowl sink, integrated oven and combination microwave oven, space and plumbing for dishwasher and washing machine, space for fridge/freezer, peninsula with cupboards below and wooden work surface, cupboard housing 'Vaillant' combination boiler, inset hob with extractor above, double glazed window to rear, tiled floor. Diner - Wood effect flooring, radiator, double glazed doors to garden.



Stairs to 1st Floor Landing

Carpeted, loft access (ladder, light, boarded, insulated), door to cupboard, door to

Bedroom 1

13' 11" x 11' 8" (4.24m x 3.55m)

Double glazed bay window to front aspect, radiator, carpeted, fitted wardrobe and drawers.

Bedroom 2

11' 10" x 10' 4" (3.60m x 3.15m)

Double glazed window to rear aspect, radiator, wash hand basin with vanity unit, carpeted, fitted wardrobes.

Bedroom 3

8' 4" x 5' 9" (2.54m x 1.75m)

Double glazed window to front aspect, radiator, carpeted.

Bathroom

Modern white 3-piece suite comprising 'P' shape bath with shower and hand shower overhead, w/c, pedestal wash hand basin, wood effect flooring, radiator, tiled walls, double glazed window to rear aspect.

Rear Garden

Well maintained West facing, fence enclosed rear garden, sizable lawn with well established shrub and plant borders, paved patio, tap, pathway to summer house, rear access gate, power point.

Summer House

11' 6" x 11' 8" (3.50m x 3.55m)

Power and light.





Cromwells Estate Agents

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