

Cromwells



**Jontia, 29 Church Road, Worcester Park, Surrey, KT4 7RJ**  
**Guide Price £875,000**

Cromwells are delighted to present this 3/4 bedroom, detached family home. The property offers flexible living accommodation including 2 reception rooms, kitchen/diner, utility room, reception 3/bedroom 4, 3 doubles to the 1st floor, 2 bathrooms, garden and ample off-street parking with EV charger. The property offers the new owners' scope to extend further subject to planning permission. Located ideally on a tree lined residential road within walking distance to both Worcester Park and Malden Manor mainline stations along with bus routes, access to the A3, well stocked Malden Green and Worcester Park high street. Also nearby a selection of highly regarded schools, Six Acre Meadow, Hogsmill River and The River Club. Internal viewing highly recommended.

Ample Off-street Parking and EV Charger · Sought-after Location ·  
3/4 Bedrooms · Private Garden

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#### **Front -**

Block paved driveway providing ample off street parking, gated side access, EV charger, mature shrubs.

#### **Front Door**

#### **Hallway -**

Wood effect flooring, double glazed stained glass window to front, double panel radiators, stairs to 1st floor landing, door to understairs cupboard, door to

#### **Reception Room 1 - 16' 1" x 11' 8" (4.90m x 3.55m)**

Dual double glazed window to front, feature stained glass porthole window to side, feature fireplace, original herringbone wood block floor.



**Reception Room 2 - 11' 2" x 14' 9" (3.40m x 4.49m)**

Double glazed doors and window to rear, double panel radiator, feature fireplace with stone surround and hearth, wood effect flooring.

**Reception Room 3 - 11' 11" x 8' 4" (3.63m x 2.54m)**

Double glazed window to front, wall mounted 'Worcester' combination boiler, wall mounted electric fuse board, wood effect flooring.

**Kitchen/Diner - 12' 10" x 20' 0" (3.91m x 6.09m)**

Range of high gloss wall mounted units with cupboards and drawers below, wooden work surfaces, 2 bowl ceramic sink, integrated double oven with electric hob and extractor above, space for fridge/freezer, integrated dishwasher, double panel radiator, wood effect flooring, double glazed window and doors to garden.

**Shower Room -**

White 3-piece suite comprising shower, w/c, wash hand basin with vanity unit below, wood effect flooring, chrome radiator, Velux window.

**Utility room - 5' 9" x 7' 1" (1.75m x 2.16m)**

Range of floor standing units with cupboards above, wood effect work surface, inset stainless steel sink, space and plumbing for washing machine, radiator, double glazed window to front.

**Stairs to 1st Floor Landing -**

Carpeted, loft access, double glazed stained glass window to rear.

**Bedroom - 13' 3" x 11' 8" (4.04m x 3.55m)**

Dual aspect double glazed window to front and side, double panel radiator, wood effect flooring, dual eaves storage cupboards.

**Bedroom - 9' 8" x 11' 8" (2.94m x 3.55m)**

Double glazed window to rear, double panel radiator, wood effect flooring.



**Bedroom - 14' 5" x 12' 2" (4.39m x 3.71m)**

Double glazed window to front, double panel radiator, range of fitted wardrobes, eaves storage, wood effect flooring.

**Bathroom -**

Modern 4-piece suite comprising large shower, tiled enclosed bath, w/c, wash hand basin with vanity below, wall mounted cupboard, part tiled walls, tile effect floor, chrome radiator dual aspect double glassed window to rear and side.

**Garden -**

Mainly laid to lawn, large patio area, outside lighting, mature shrubs and plant borders, walled garden with plants and shrubs, gated side access, shed.



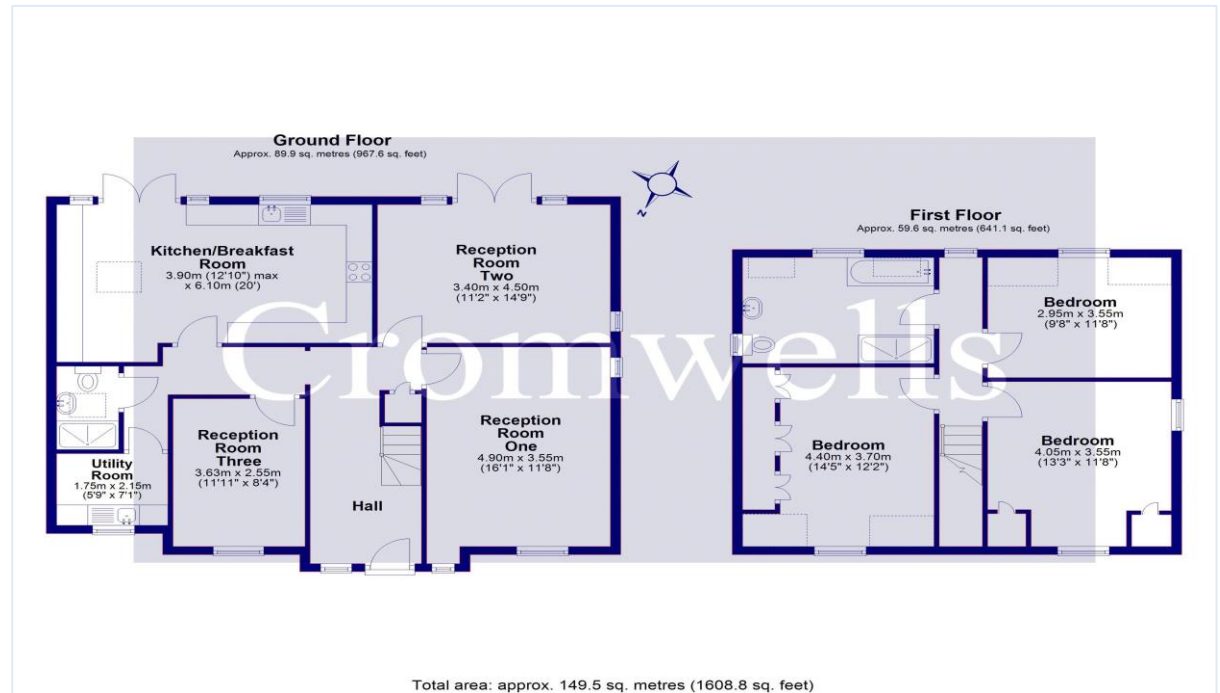
Council Tax - F  
 Tenure – Freehold  
 Square Foot – 1608.8 sq.ft (149.5 sq.m)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

