

Cromwells



175 Browning Avenue, Worcester Park

Worcester Park

Guide Price £765,000

# 175 Browning Avenue

## Worcester Park

Offered to the market with **No Onward Chain** is this Unique, fully renovated modern detached family home. The property has been modernised throughout to offer stylish living, including open plan living/dining/kitchen overlooking landscaped rear garden, 3 bedrooms on the 1st floor with family bathroom. To the rear is a self-contained annexe with kitchenette, space saving bed unit and modern wet room. The property is located ideally for access to Worcester Park mainline station (zone 4), well stocked high street, bus routes and sought-after schools and nurseries. Internal viewing highly recommended to appreciate what this property has to offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

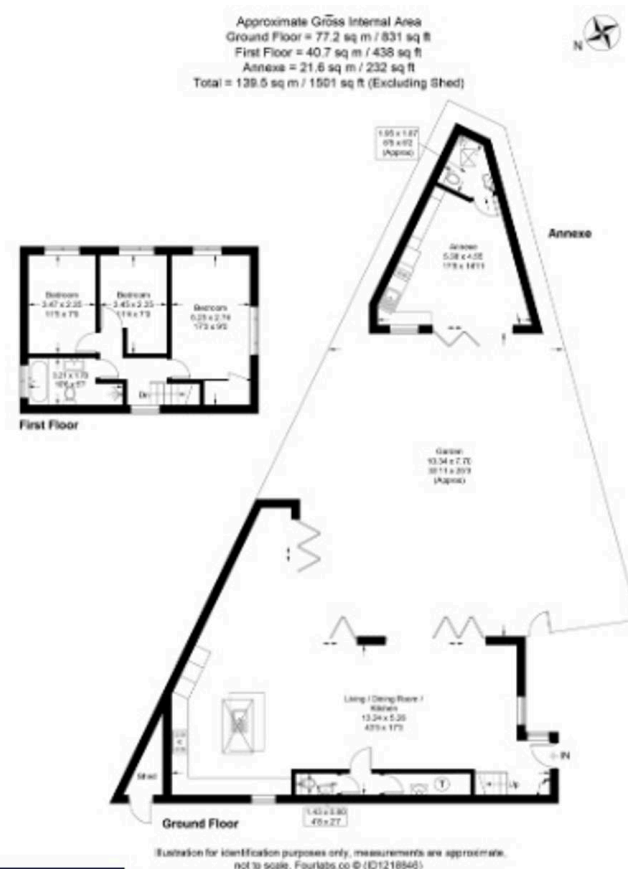
Ground floor - approx. 831 sq.ft (77.2 sq.mt)

First floor - approx. 438 sq.ft (40.7 sq.mt)

Annexe - approx. 232 sq.ft (21.6 sq.mt)

Total Square Footage - approx. 1501 sq.ft (139.5 sq.mt)

- No Onward Chain
- Refurbished Throughout
- Garden Annexe
- Open Plan Modern Living
- 3 Bedrooms
- Multi Generational Living
- Tool Shed



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### Front

Resin front, gated garden access, power point, front door to

### Lounge / Diner / Kitchen

Lounge Area – Tiled floor, modern radiators, stairs to 1st floor landing, door to meter cupboard, bi-fold doors with fitted blinds, door to inner lobby.

Kitchen – Substantial range of high gloss wall mounted units with cupboards and drawers below, inset induction hob with extractor above, fitted oven and combination microwave oven, integrated larger fridge, under counter freezer, bins, dishwasher and washing machine, island unit with inset stainless steel sink, quartz work surfaces, tiled floor.

Diner – Tiled floor, shelved alcoves, 2 vertical radiators, bi-fold doors.

### Inner Lobby

Cloaks area, door to

### Boiler Room

Wall mounted 'Worcester' boiler, tiled floor.

### w/c

Modern 2 piece suite comprising w/c, wall mounted wash hand basin with cupboard below.





### **Landing**

Carpeted, double glazed window to side aspect, door to **Bedroom**

Dual aspect double glazed windows to front and side, fitted blinds, wood effect flooring, modern radiator, fitted wardrobe.

### **Bedroom**

Double glazed window to side aspect, fitted blind, wood effect flooring, modern radiator, loft access.

### **Bedroom**

Double glazed window to side, fitted blind, wood effect flooring, modern radiator.

### **Bathroom**

Modern white 3 piece suite comprising free standing bath with waterfall tap, w/c, wash hand basin with cupboard below, wet room style shower, radiator, double glazed window to side and rear aspect, tiled walls and floor.

### **Annexe**

Modern kitchenette with wall mounted and free standing units and drawers, integrated oven, 2 ring electric hob and extractor, cupboard housing fridge / freezer and washing machine, cupboard housing 'Worcester' boiler, pull down bed, double glazed window and bi-fold doors with fitted blinds, radiator, door to

### **Wet Room**

Modern wet room with shower, w/c, wash hand basin with cupboard below, tiled walls and floor, roof light.

### **Garden**

Rear garden comprising sizable patio area, steps up to lawn, side gates, power points, mature shrub border with apple tree, tap, access to annexe.







## Cromwells Estate Agents

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