

Cromwells



Ardrossan Gardens, Worcester Park, KT4 7AU
Guide Price £700,000

Located on a highly desirable, tree lined road is this 4-bedroom, extended family home. The property has been extended to both the ground and 2nd floor to offer a light filled kitchen, dining and family room overlooking a West facing garden, 3 double bedrooms, 3 bathrooms and a further 4th bedroom, detached garage and off-street parking. Situated ideally for access to both Worcester Park station and Stoneleigh station, a selection of schools and shops. Internal viewing is highly recommended.

West facing Garden · Off Street Parking and Garage ·
3 Bathrooms · Extended Loft and Rear

Front -
Off Street Parking
Front Door -

Hallway -
Wood effect flooring, radiator, understairs cupboard, stairs to first floor, door to

Reception 1 - 13' 3" x 11' 4" (4.04m x 3.45m)
(Currently used as a bedroom), double glazed bay window to front aspect, fitted blinds, radiator, carpeted, feature fireplace.

Shower Room -
Modern 3 piece suite, shower, WC, wash hand basin with drawer below, wall mounted chrome radiator, tiled walls and floor.

Reception 2 - 12' 0" x 9' 10" (3.65m x 2.99m)
Radiator, wood effect flooring, arch to



Kitchen/Diner - 18' 6" x 15' 7" (5.63m x 4.75m)

Range of modern high gloss units with matching cupboards and drawers below, work surfaces, inset sink and drainer to island, integrated oven and combi microwave/oven, electric hob with extractor above, space for fridge freezer, integrated dishwasher, cupboard housing 'Vaillant' boiler, wood effect flooring, Velux windows with blinds, bi fold doors to rear, door to

Utility Room -

Space and plumbing for washing machine and dryer, low level units.

Stairs to First Floor Landing -

Carpeted, stairs to 2nd floor, door to

Bedroom - 13' 3" x 11' 0" (4.04m x 3.35m)

Double glazed bay window to front, radiator, carpeted.

Bedroom - 12' 0" x 9' 7" (3.65m x 2.92m)

Double glazed window to rear, radiator, carpeted, fitted wardrobe and cupboards.

Bedroom - 8' 0" x 5' 7" (2.44m x 1.70m)

Double glazed window to front, radiator.

Bathroom -

White 3 piece suite comprising a panel enclosed bath with shower attachment overhead, WC, wash hand basin with vanity, chrome radiator, cupboard housing water cylinder, double glazed window to rear, wall and floor tiles.

Stairs to 2nd Floor -

Carpeted, door to



Bedroom - 19' 0" x 11' 10" (5.79m x 3.60m)

Double glazed doors overlooking garden, Velux window to front with fitted blinds, radiator, carpeted, eaves storage, door to

Ensuite -

Modern white 3 piece suite comprising a corner shower, WC, wash hand basin with cupboard below, chrome radiator, wall and floor tiles, double glazed window to rear.

Garden -

Rear West facing garden, patio area with mature shrubs and plants, sleeper enclosed borders, lawn area, pond, apple tree with sleeper surround, lights, power points, tap, rear access gate, access to garage.

Garage - 14' 9" x 8' 0" (4.49m x 2.44m)

Up and over door, power and light, door to garden.



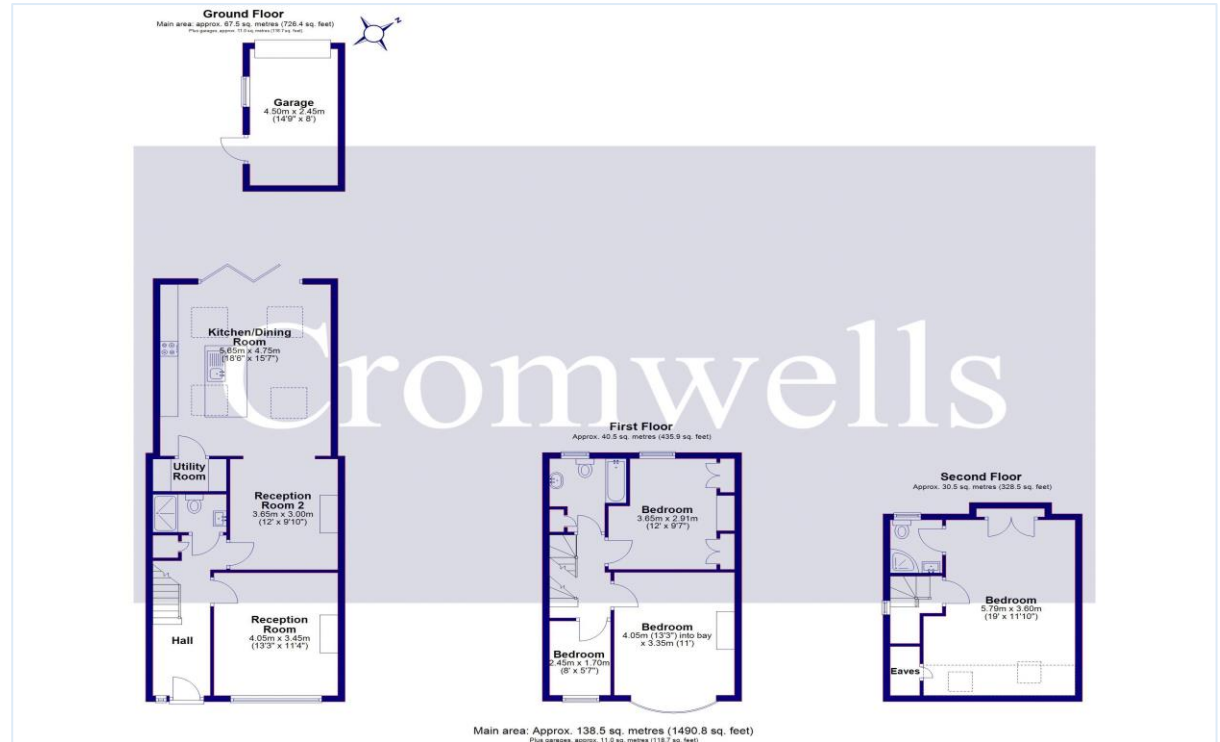
Council Tax - D
 Tenure – Freehold
 Square Foot – approx. 1490.8 sq.ft (138.5 sq.mt)
 Plus, garage approx. 118.7 sq.ft (11.0 sq.mt)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

