

Cromwells



Roland Way, Worcester Park, KT4 7AS
Guide Price £480,000

'Beautiful' Offered to the market is this stunning 2-bedroom, 2 bath ground floor maisonette. The property is turnkey ready, offering modern open plan living accommodation overlooking a private patio, principal bedroom with ensuite, further double bedroom and family bathroom, shutters throughout, and 2 parking spaces. Located perfectly tucked off "The Avenue" with a short walk to Worcester Park Station (zone 4), a well-stocked high street, River Club leisure facilities and a selection of schools and nurseries. Internal viewing is highly recommended.

2 Allocated Parking Spaces · EPC Rating B ·
Private Patio · 2 Double Bedrooms

Front Door -

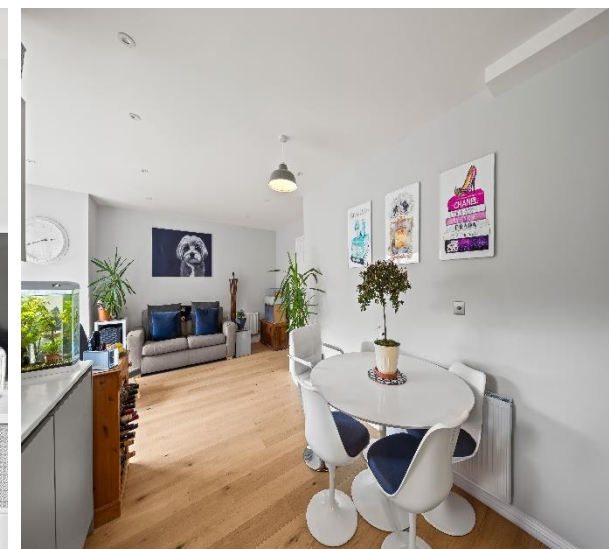
Hallway -

Engineered wood flooring, wall mounted thermostat, door to large storage cupboard, radiator, door to

Lounge/Diner/Kitchen - 15' 11" x 23' 5" (4.85m x 7.13m)

Kitchen/Diner: Range of modern wall mounted units with matching cupboards and drawers below, quartz work surfaces, inset sink, integrated oven, microwave, inset 4 ring gas hobs with extractor above, integrated dishwasher and washer/dryer, cupboard housing a combi boiler, double glazed window to rear with shutters, engineered wood flooring.

Lounge: Double glazed bi fold doors to private patio, remote control blinds, radiator, engineered wood flooring.



Bedroom 1 - 14' 1" x 12' 5" (4.29m x 3.78m)

Double glazed window to front with shutters, radiator, carpeted, range of fitted wardrobes, door to

Ensuite -

Modern 3-piece suite comprising a corner shower, WC, wash hand basin with drawers below, tiled walls and flooring, chrome radiator, shaving point, underfloor heating.

Bedroom 2 - 12' 4" x 13' 5" (3.76m x 4.09m)

Double glazed window to front with shutters, radiator, carpeted, range of fitted wardrobes.

Bathroom -

Modern 3-piece suite comprising a tile enclosed bath with shower overhead, WC, wash hand basin with drawer below, chrome radiator, shaving point, tiled walls and floor, underfloor heating.

Private Patio -

Block paved, fence enclosed, steps up to gated access to communal garden.

Communal Garden -

Mainly laid to lawn, mature trees, side access gate.

Front -

Parking -

2 allocated spaces

Bike Shed -

Bin Shed -



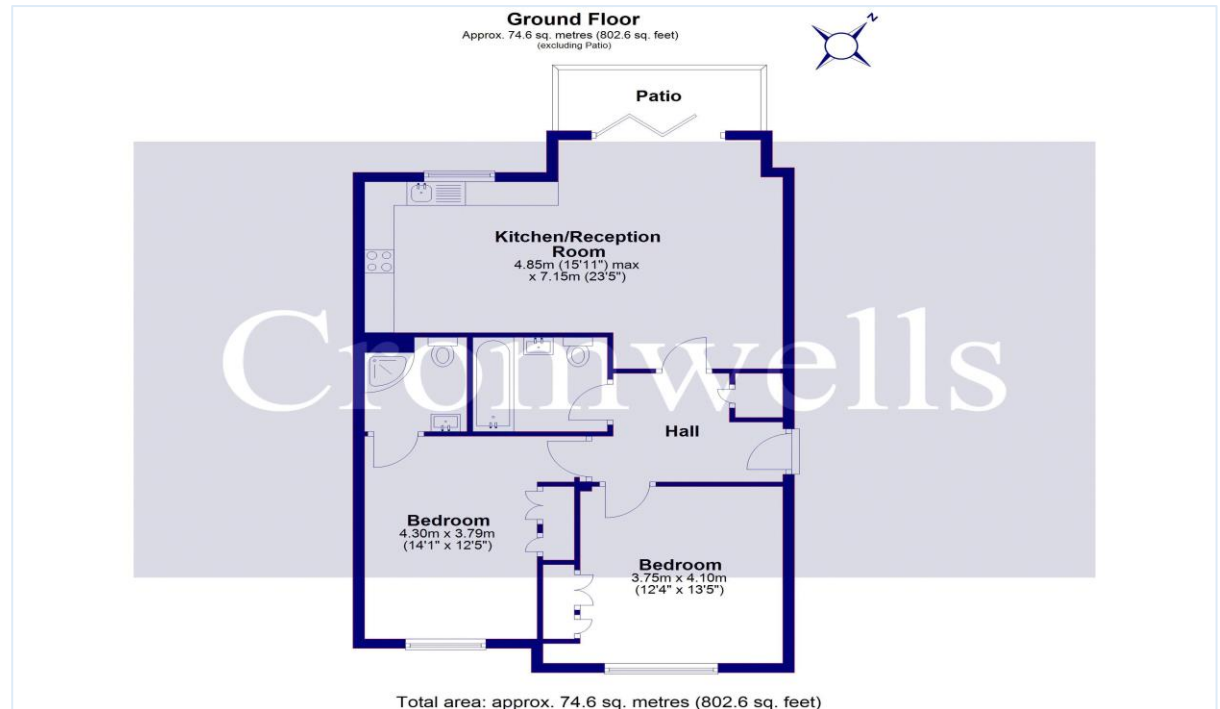
Council Tax - D
 Tenure - Leasehold
 Square Foot – approx. 802.6 sq.ft (74.6 sq.mt)

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

