

Cromwells



Private
Land
No Parking

3 Timberyard Mews, Worcester Park

Worcester Park

Guide Price £750,000

3 Timberyard Mews

Worcester Park

Located within an exclusive secure gated development, this beautifully presented 4 bedroom townhouse, built in 2018, offers stylish and versatile accommodation, ideal for modern family living. The ground floor features a sizeable open plan living and dining area with a contemporary fitted kitchen and bi-fold doors opening onto a south-west facing garden. The principal bedroom benefits from a private balcony and en-suite, with 3 further bedrooms & family bathroom. Nestled within this private enclave, the property is just moments from Worcester Park high street, the mainline station (zone 4), and a direct bus to Morden Underground Station, as well as excellent local amenities and a selection of highly regarded schools and nurseries

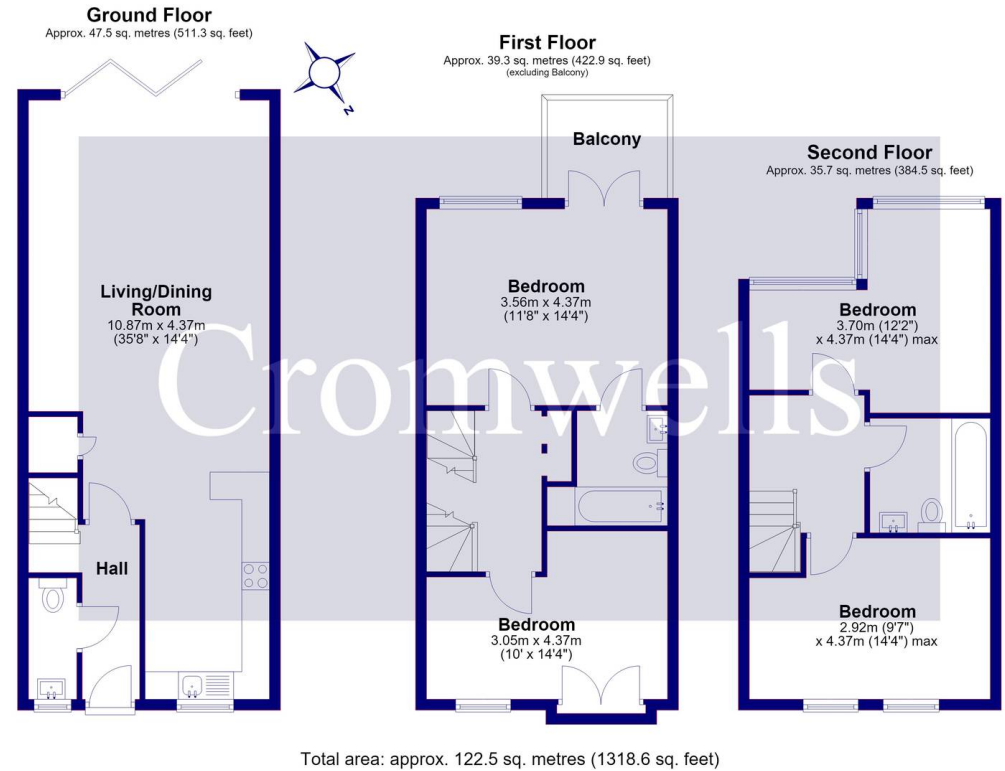
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

Square Foot - 1347 sq.ft (125.2 sq.mt)

- Private Gated Development
- 2018 Built Town House
- Modern Kitchen
- 4 Bedrooms
- Principle Suite with Balcony & En Suite
- South west Facing Rear Garden
- Allocated Parking
- Chain Free



Front

1 allocated parking bay and use of 4 guest spaces, gated access, bin area.

Hallway

Oak flooring, stairs to 1st floor landing, carpeted, door to w/c, wall mounted electric gate control, door to

Lounge / Diner / Kitchen

35' 8" x 14' 4" (10.87m x 4.37m)

Lounge / Diner – Double glazed bi-fold door to garden, electric blinds, oak wood flooring, under floor heating, door to large storage cupboard housing fuse board, under floor heating mains and solar panel control.

Kitchen – Modern white high gloss range of wall mounted units with matching cupboards and drawers below, work surfaces, inset sink, integrated oven with 5 ring hob and extractor above, integrated dishwasher, fridge and freezer, cupboard housing 'Worcester' boiler, oak wood flooring, double glazed window to front aspect.

w/c

Modern white 2 piece suite comprising w/c, storage cupboard, wash hand basin, tiled floor, chrome radiator.



Stairs to 1st Floor Landing

Carpeted, double doors to utility and storage cupboard housing space and plumbing for washing machine, water cylinder.

Bedroom

10' 0" x 14' 4" (3.05m x 4.37m)

Double glazed doors and window to front aspect, radiator, carpeted.

Bedroom

11' 8" x 14' 4" (3.56m x 4.37m)

Double doors to balcony, double glazed window to rear, electric blinds, double panel radiator, carpeted.

En-Suite

Modern white 3 piece suite comprising tile enclosed bath with shower overhead, w/c, wash hand basin with drawer below, chrome radiator.



Stairs to 2nd Floor Landing

Carpeted.

Bedroom

9' 7" x 14' 4" (2.92m x 4.37m)

Double glazed windows to front aspect, double panel radiator, carpeted.

Bathroom

Modern white 3 piece suite comprising tile enclosed bath with shower overhead, w/c, wash hand basin with drawer below, tiled walls and floor, chrome radiator.

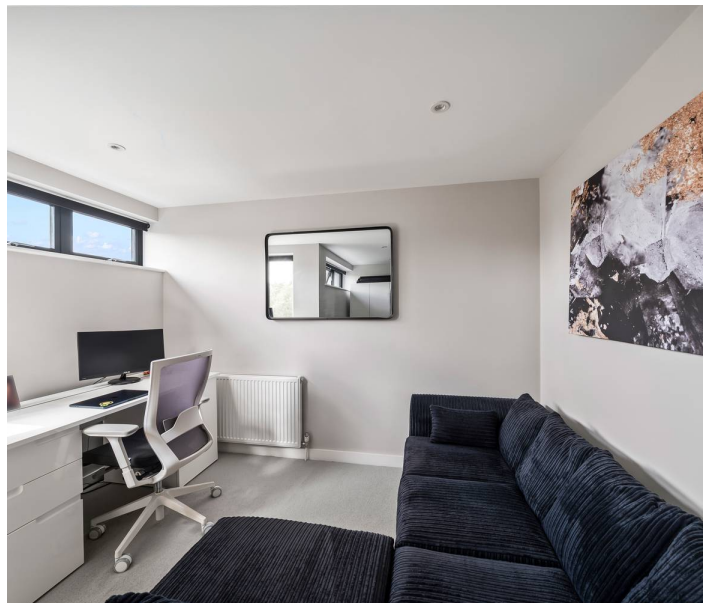
Bedroom

12' 2" x 14' 4" (3.70m x 4.37m)

Double glazed window to rear aspect, electric blinds, double panel radiator, carpeted.

Garden

Patio area, steps up to lawn area, raised flower beds, lighting.





Cromwells Estate Agents

Cromwells Estate Agents, Brabham Court, 45 Central Road – KT4 8EA

02083376603 • admin@cromwellswpark.com • www.cromwellsestateagents.uk/