

Cromwells



Elmstead Gardens, Worcester Park, KT4 7BE
£585,000

Situated on a sought-after road is this delightful 3-bedroom family home. The property has been well maintained by the current vendors and offers bright lounge space, modern kitchen/diner, modern bathroom, 3 bedrooms, beautiful West facing rear garden, summer house, off street parking and potential to extend subject to planning permission.

Positioned ideally for access to both Worcester Park and Stoneleigh stations, along with The Mead and Auriol schools, plus local amenities. Internal viewing highly recommended.

Potential to Extend Subject to Planning Permission ·
West Facing Garden ·
Off Street Parking ·Sought After Location

Front -

Block paved drive providing off street parking for 2 cars.

Front Door -

Hallway -

Wood effect flooring, radiator with decorative cover, stairs to 1st floor, understairs cupboard, door to

Lounge - 13' 11" x 11' 8" (4.24m x 3.55m)

Double glazed bay window to front aspect, radiator, wood effect flooring, decorative electric fire and surround, fitted cupboards to alcoves.

Kitchen/Diner - 11' 8" x 17' 9" (3.55m x 5.41m)

Kitchen - Modern range of wall mounted units with matching cupboards and drawers below, wooden work surfaces, inset stainless steel 1.5 bowl sink, integrated oven and combination microwave oven, space and plumbing for dishwasher and washing machine, space for fridge/freezer, peninsula with cupboards below and wooden work surface, cupboard housing 'Vaillant' combination boiler, inset hob with extractor above, double glazed window to rear, tiled floor. Diner - Wood effect flooring, radiator, double glazed doors to garden.



Stairs to 1st Floor -

Carpeted, loft access (ladder, light, boarded, insulated), door to cupboard, door to

Bedroom1 - 13' 11" x 11' 8" (4.24m x 3.55m)

Double glazed bay window to front aspect, radiator, carpeted, fitted wardrobe and drawers.

Bedroom 2 - 11' 10" x 10' 4" (3.60m x 3.15m)

Double glazed window to rear aspect, radiator, wash hand basin with vanity unit, carpeted, fitted wardrobes.

Bedroom 3 - 8' 4" x 5' 9" (2.54m x 1.75m)

Double glazed window to front aspect, radiator, carpeted.

Bathroom -

Modern white 3-piece suite comprising 'P' shape bath with shower and hand shower overhead, w/c, pedestal wash hand basin, wood effect flooring, radiator, tiled walls, double glazed window to rear aspect.

Garden -

Well maintained West facing, fence enclosed rear garden, sizable lawn with well-established shrub and plant borders, paved patio, tap, pathway to summer house, rear access gate, power point.

Summer House - 11' 6" x 11' 8" (3.50m x 3.55m)

Power and light.



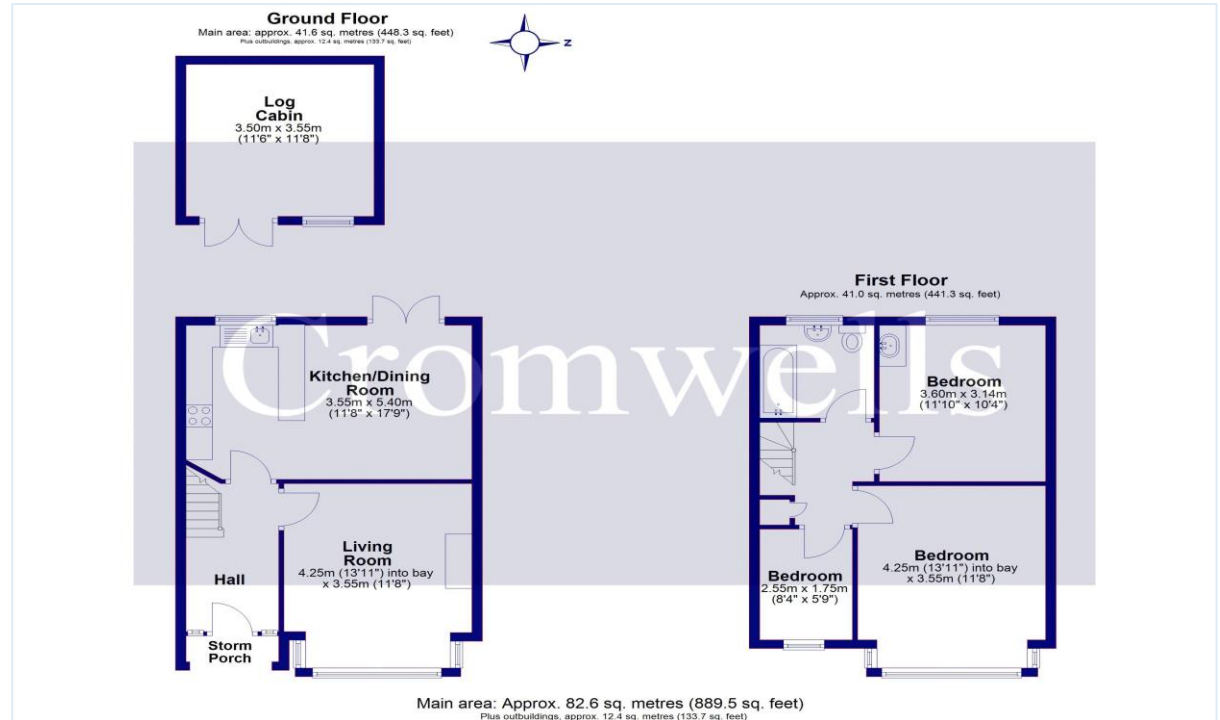
Council Tax - D
 Tenure - Freehold
 Square Foot – approx. 889.5 sq. ft (82.6 sq.mt)
 Plus outbuilding approx. 133.7 sq. ft (12.4 sq. mt)

Brabham Court, 45 Central Road
 Worcester Park
 Surrey
 KT4 8EA

020 8337 6603
 admin@cromwellswpark.com

Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

