

Cromwells



44 Conrad Drive, Worcester Park

Worcester Park

£485,000

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Cromwells are delighted to present this stunning extended 2 bedroom end of terrace property. This home has been lovingly updated and modernised to include bright dual aspect lounge/diner, modern Shaker style kitchen with granite surfaces, master bedroom with fitted wardrobes, newly fitted bathroom, wider than average rear garden and double driveway. The property also offers amazing scope for further rear and side extensions subject to planning permission. Located ideally, with access to both Worcester Park and North Cheam amenities including Worcester Park mainline station (zone 4) and various bus links, a selection of sought after schools and a well stocked high street. Internal viewing highly recommended.

Council Tax band: B

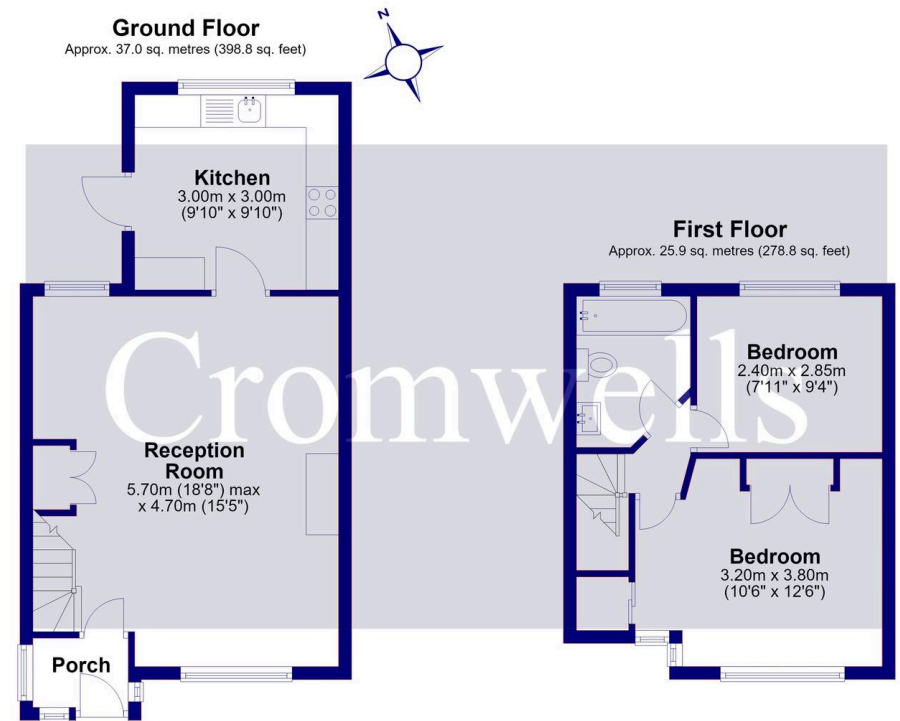
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Square Foot – approx. 677.5 sq.ft (62.9 sq.mt)

- Potential to Extend to Side and Rear further (STPP)
- Modern Kitchen
- Newly Fitted Bathroom
- Beautiful Rear Garden
- Double Driveway



Total area: approx. 62.9 sq. metres (677.5 sq. feet)

Front

Block paved double driveway with parking for 3 cars, EV car charger.

Porch

Double glazed door and window, tile effect flooring, front door to

Lounge / Diner

18' 8" x 15' 5" (5.70m x 4.70m)

Double glazed windows to front aspect, fitted shutters, double glazed window to rear aspect, two double panel radiators, carpeted, understairs storage cupboards, fireplace with limestone surround and hearth, fitted cupboards and media unit, wall mounted thermostat, stairs to 1st floor landing, door to

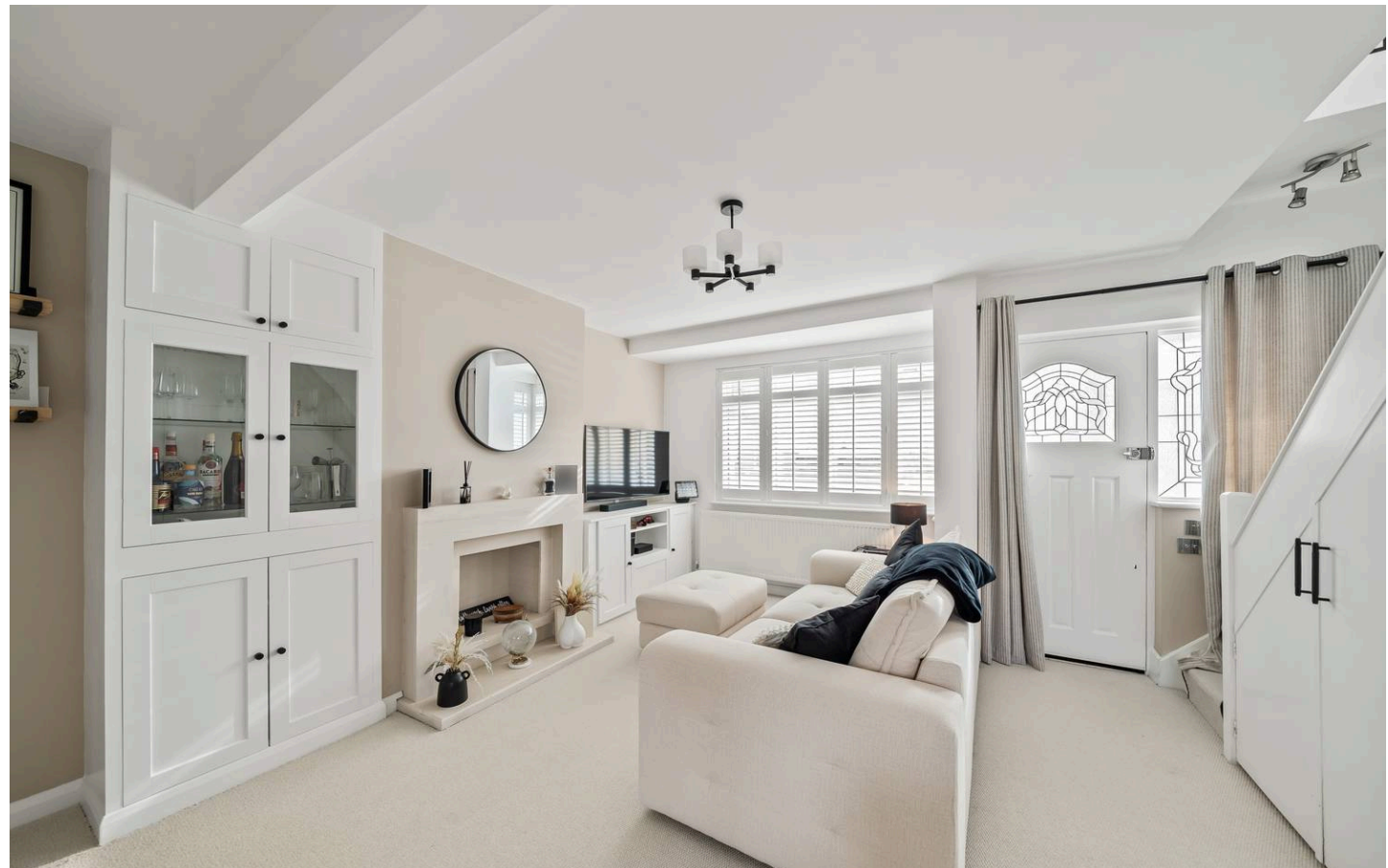
Kitchen

9' 10" x 9' 10" (3.00m x 3.00m)

Modern range of blue shaker style wall mounted units with matching cupboards and drawers below, granite work surfaces and upstand, inset stainless steel 1.5 bowl sink and drainer, integrated Neff hob with extractor above, integrated oven and combi microwave oven, space for fridge freezer, integrated dishwasher and washer dryer, cupboard housing boiler, double glazed window and door to garden, tile effect flooring, modern slimline black radiator.

Stairs to 1st Floor Landing

Carpeted, panelling, motion lighting, windows to side aspect, door to



Bedroom

10' 6" x 12' 6" (3.20m x 3.80m)

Double glazed window to front aspect with shutters, fitted cupboard, fitted wardrobes, double panel radiator, panelling, carpeted.

Bedroom

7' 10" x 9' 4" (2.40m x 2.85m)

Double glazed windows to rear aspect, double fitted wardrobe, vertical radiator, panelling, carpeted, loft access (ladder, light, boarded).

Bathroom

Modern white 3 piece suite comprising panel enclosed bath with shower and hand shower, low level w/c, wash hand basin with vanity drawers below, wall mounted gold towel radiator, underfloor heating, double glazed window to rear aspect, part tiled walls, tiled floor.

Garden

Wider than average, fence enclosed, mainly laid to lawn, decked patio with built in storage, 2 large double sheds, access gate to front and side, mature plant shrub borders, further paved patio area to rear, tap.





Cromwells Estate Agents

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