

# Cromwells



**Washington Road, Worcester Park, KT4 8JJ**  
**Guide Price £315,000**

NO CHAIN - Ideally located is this 2 bedroom, 1st floor maisonette. The property benefits from a share of freehold, long lease, lounge/diner, 2 bedrooms, bathroom and sizeable PRIVATE GARDEN. Situated superbly for access to Worcester Park mainline station (zone 4), various bus routes, a selection of shops on Worcester Park high street along with schools and nurseries. Internal viewing highly recommended.

No Chain · Share of Freehold / Long Lease ·  
Sizeable Private Garden · EPC Rated C  
Walking Distance to Worcester Park Station

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**Front Door -**

**Stairs to 1st Floor Landing -**

Carpeted, landing wood effect flooring, loft access (boiler in loft), door to

**Lounge/Diner - 10' 3" x 12' 0" (3.12m x 3.65m)**

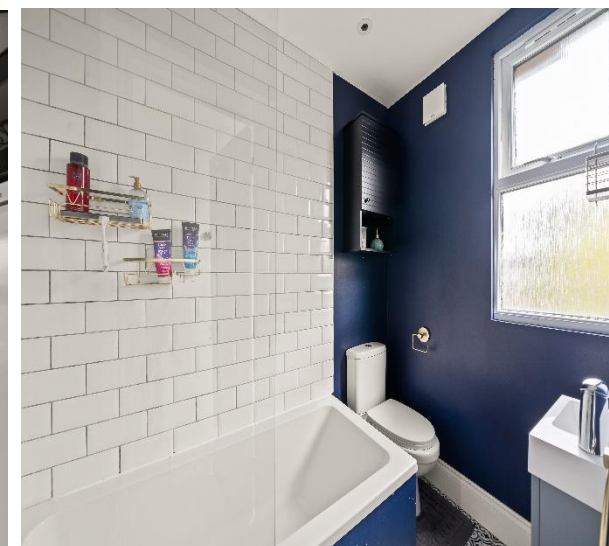
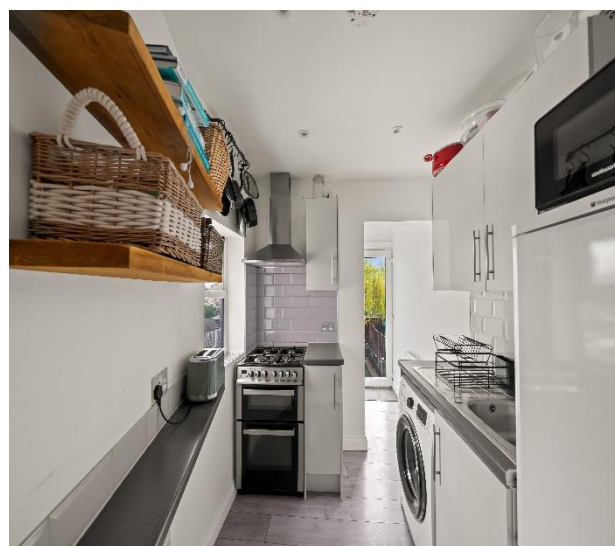
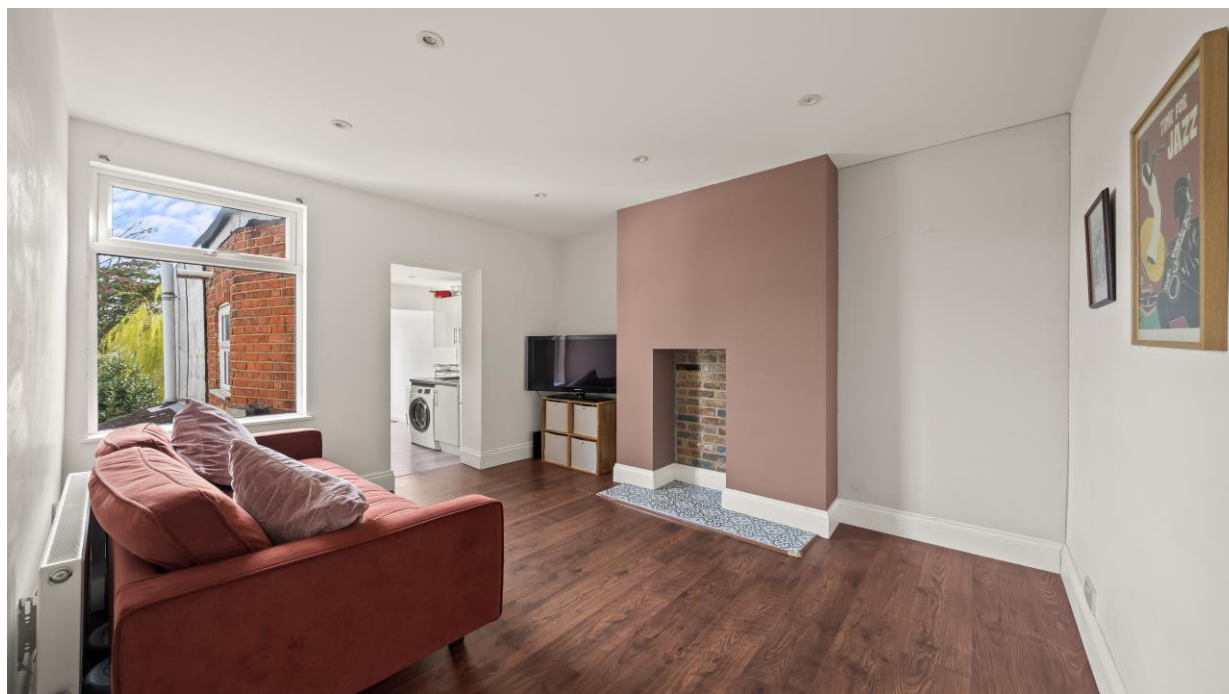
Double glazed window to rear aspect, feature fireplace, double panelled radiator, wood effect flooring, door to

**Kitchen - 7' 9" x 7' 0" (2.36m x 2.13m)**

Double glazed window to side aspect, range of wall mounted units with cupboards and drawer below, work surface, space for oven, fridge/freezer, space and plumbing for washing machine, wood effect flooring, shelving.

**Inner Lobby -**

Double panelled radiator, door to garden, door to



**Bedroom 1 - 13' 7" x 10' 9" (4.14m x 3.27m)**

Dual double glazed windows to front aspect, carpeted, double panelled radiator.

**Bedroom 2 - 6' 3" x 8' 10" (1.90m x 2.69m)**

Double glazed window to rear aspect, wood effect flooring, double panelled radiator.

**Bathroom -**

Double glazed window to rear aspect, white 3-piece suite comprising bath with shower overhead, w/c, wash hand basin with cupboard below, tiled floor, part tiled walls, wall mounted radiator.

**Garden -**

Paved patio area, artificial lawn, gates to further garden area with potential to landscape.



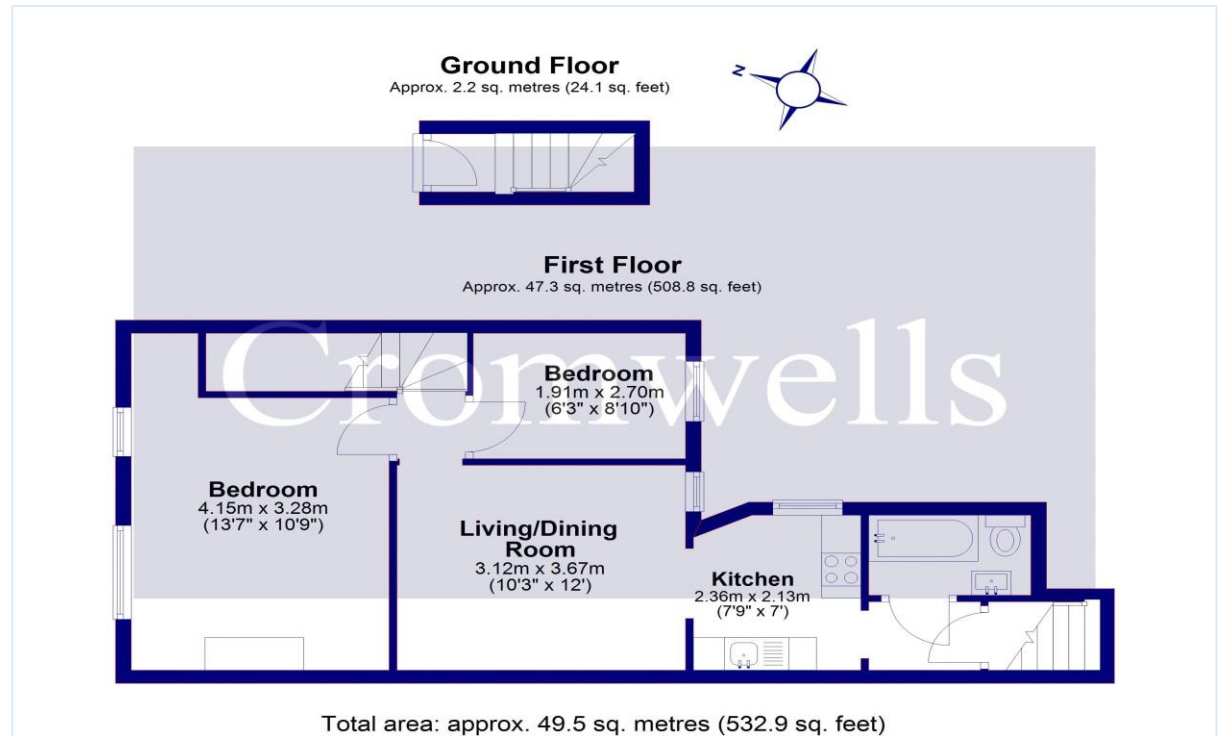
Council Tax - C  
 Tenure - Share of Freehold  
 Square Foot – approx. 532.9 sq.ft (49.5 sq.mt)

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

