



Cromwells

6 Amesbury Close, Worcester Park

Worcester Park

Guide Price £535,000

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Worcester Park

Offered with NO ONWARD CHAIN is this delightful 3 bedroom family home. Coming to the market for the first time in over 50 years. This property offers 2 separate reception rooms, modern kitchen, 3 bedrooms, bathroom, pretty garden to front and back, garage and off street parking along with potential to extend subject to planning permission. With close proximity to Worcester Park high street, parklands at 'The Hamptons', bus routes , Worcester Park mainline station and a selection of schools and nurseries.

Council Tax band: E

Tenure: Freehold

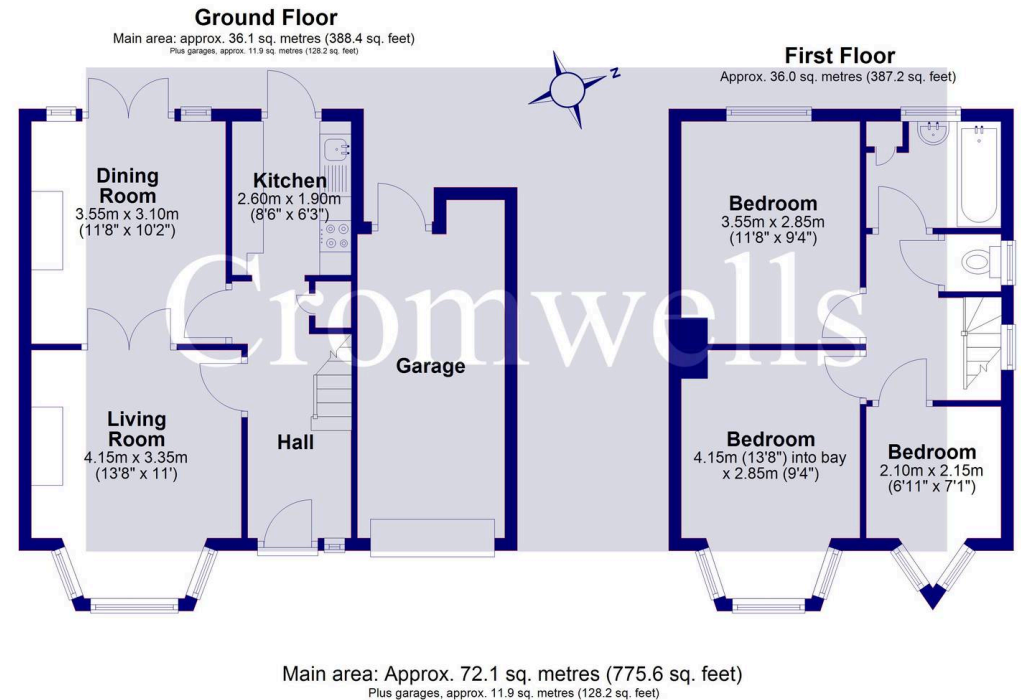
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Square Foot - approx. 775.6 sq.ft (72.1 sq.mt)

Plus, garage approx. 128.2 sq.ft (11.9 sq.mt)

- No Onward Chain
- Private Rear Garden
- Off Street Park and Garage
- Potential to Modernise and Extend Subject to Planning Permission



Front

Established garden with mature trees and shrubs, driveway to garage.

Front Door/Hallway

Carpeted, radiator in decorative cover, stairs to 1st floor landing, cupboard housing understairs storage and meters, door to

Lounge

13' 8" x 11' 0" (4.16m x 3.35m)

Double glazed bay window to front aspect, double panelled radiator, carpeted, feature fireplace with tile inserts and gas fire.

Dining Room

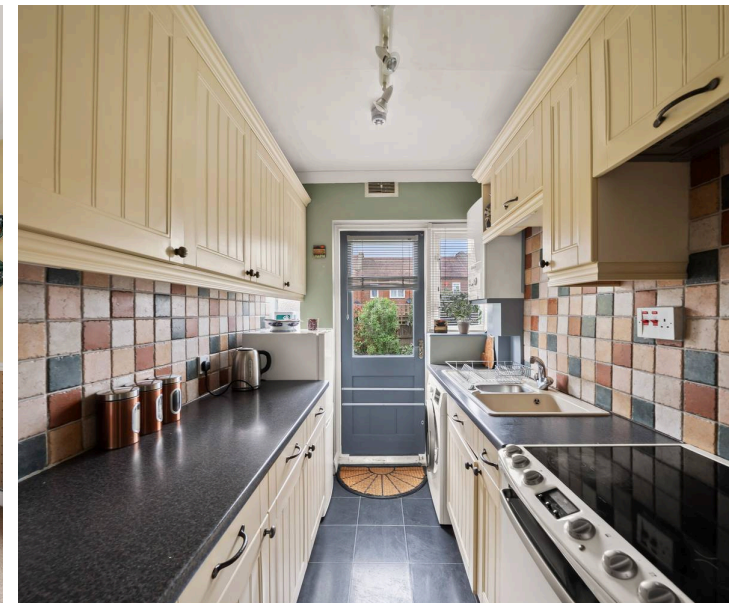
11' 8" x 10' 2" (3.55m x 3.10m)

Glazed windows and doors to garden, carpeted, radiator.

Kitchen

8' 6" x 6' 3" (2.59m x 1.90m)

Range of wall mounted units with matching cupboards and drawers below, work surface, inset 1.5 bowl sink and drainer, space for fridge/freezer, space and plumbing for washing machine, space for oven and extractor above, wall mounted new 'Vaillant' boiler, tiled floor, double glazed door and window to garden.



Stairs to 1st Floor

Carpeted, double glazed window side aspect, loft access.

Bedroom 1

13' 8" x 9' 4" (4.16m x 2.84m)

Double glazed bay window to front aspect, radiator, carpeted.

Bedroom 2

11' 8" x 9' 4" (3.55m x 2.84m)

Double glazed window to rear aspect, radiator, carpeted.

Bedroom 3

6' 11" x 7' 1" (2.11m x 2.16m)

Double glazed oriel bay window to front aspect, radiator, carpeted.

Bathroom

3-piece suite comprising panel enclosed bath with shower overhead, pedestal wash hand basin, airing cupboard, double glazed window to rear aspect, radiator.

W/C

W/C, double glazed window to side aspect, wood effect flooring.

Garden

Fence enclosed rear garden, lawn area, mature shrub and plant borders, paved patio, access to garage.

Garage

Up and over door, power and lighting.





Cromwells Estate Agents

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