

Cromwells



123 The Manor Drive, Worcester Park, Surrey, KT4 7LN
Guide Price £1,000,000

Cromwells are excited to offer this delightful extended 4/5 bedroom family home. This property ticks all the boxes for family living including 2 reception rooms, bright and well sized double bedrooms, family bathroom, principle bedroom with en-suite and off street parking. Positioned ideally for Worcester Park and Malden Manor stations, a selection of well-regarded schools and the A3, plus well stocked high street. Internal viewing highly recommended.

South Facing Garden · 1 En-Suite and 1 Family Bathroom ·
Modern Kitchen/Diner · Off Street Parking ·
Sought After Location · 4 Double Bedrooms

Porch -

Double glazed door and window, tiled floor, cupboard.

Front Door -

Hallway -

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

Reception 1 - 15' 9" x 12' 2" (4.80m x 3.71m)

Double glazed bay window to front aspect, shutters, radiator, carpeted, feature fireplace with gas insert.

Reception 2 - 14' 5" x 12' 2" (4.39m x 3.71m)

Wood effect flooring, radiator, feature fireplace, doors to

Reception 3 - 9' 6" x 13' 8" (2.89m x 4.16m)

Wood effect flooring, radiator, double glazed doors to garden, 2 Velux windows, doors to



Kitchen/Diner -

Kitchen - 9'10" x 14'13" (3 x 4.35m) - Range of Oak Shaker style wall mounted units with matching cupboards and drawers below, work surfaces, inset 1.5 bowl sink, integrated double oven, electric hob with extractor above, integrated dishwasher, space for fridge/freezer, tiled floor.

Diner - 9'6" x 12'10" (2.90 x 3.90m) - Wood effect flooring, radiator, Velux window, double glazed door and window to garden.

Utility Room -

Range of Oak Shaker style wall mounted units with cupboards below, work surface, inset stainless steel sink, space and plumbing for washing machine and tumble dryer, wall mounted 'Worcester' combination boiler, radiator, double glazed door and window to side, tiled floor, door to

W/C -

White 2 piece suite comprising of w/c, wash hand basin, double glazed window to side, tiled floor.

Office / Bedroom 5 - 9' 4" x 8' 2" (2.84m x 2.49m)

Double glazed window to front aspect, wood effect flooring, radiator.

Stairs to 1st Floor -

Carpeted, loft access, door to



Bedroom 1 - 16' 3" x 11' 2" (4.95m x 3.40m)

Double glazed bay window with shutters, radiator, carpeted, door to

En-suite -

White 3 piece suite comprising w/c, wall mounted wash hand basin, shower, wall mounted black radiator, tiled walls and floor, double glazed bay window to front aspect.

Bedroom 2 - 13' 9" x 11' 2" (4.19m x 3.40m)

Double glazed window to rear aspect, radiator, carpeted.

Bathroom -

White 3 piece suite, w/c, wash hand basin with vanity below, P shaped bath with shower overhead, part tiled walls, tiled floor, chrome radiator, double glazed window to rear.

Bedroom - 13' 8" x 8' 2" (4.16m x 2.49m)

Double glazed window to front aspect, radiator, carpeted.

Bedroom - 12' 8" x 8' 2" (3.86m x 2.49m)

Double glazed window to rear aspect, radiator, carpeted.

Garden -

Mainly laid to lawn, South facing sizeable, landscaped garden, paved patio area, tap, mature shrub, plant and tree borders, side access gate, light, shed, wood gazebo with entertaining area.



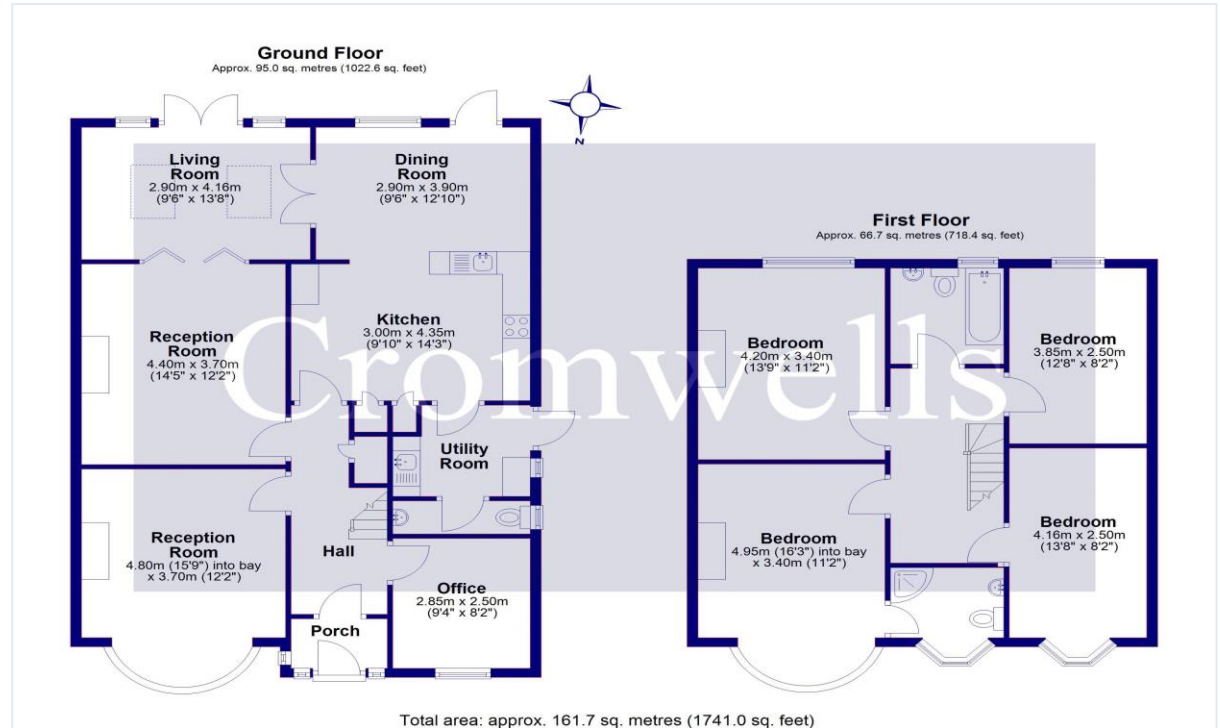
Council Tax - E
 Tenure – Freehold
 Square Foot – approx. 1741 sq.ft (161.7 sq.mt)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

