



Cromwells

73 Browning Avenue, Worcester Park

Worcester Park

Offers Over £500,000

73 Browning Avenue

Worcester Park

Offered with **No Onward Chain** is this 3 bedroom home. The property offers well proportioned space including bright lounge/diner, kitchen/breakfast room, 3 great size bedroom, main bedroom also has the added benefit of an en-suite shower room, sizeable rear garden, off street parking and potential to improve and extend subject to planning permission. Located superbly for access to Worcester Park high street with an array of shops and eateries, Worcester Park mainline station (zone 4), bus routes along with a selection of sought after schools including, Dorchester and Green Lane primary school. Internal viewing highly recommended.

Council Tax band: D

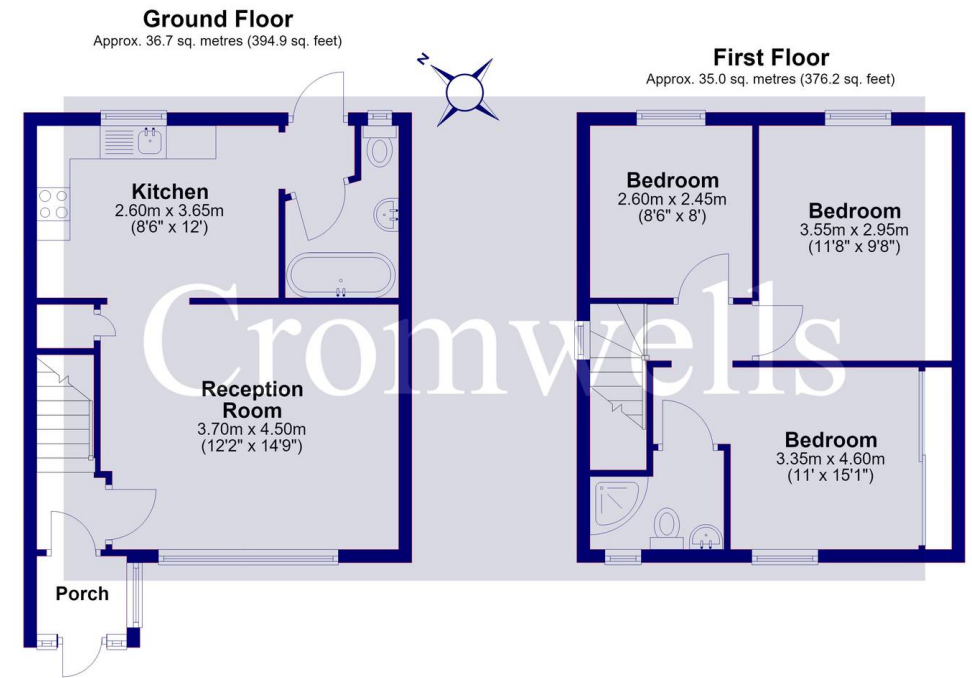
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Square Foot – approx. 771.1 sq.ft (71.6 sq.mt)

- No Onward Chain
- Off Street Parking
- Potential to Extend Subject to Planning Permission
- 3 Bedrooms
- 2 Bathrooms (1 En-Suite)
- Private Garden
- Walking Distance to Worcester Park Station and High Street



Front

Block paved providing off street parking.

Porch

Double glazed windows and door, wood floor, front door.

Inner Hall

Wood effect flooring, radiator, stairs to 1st floor landing, door to

Lounge / Diner

12' 2" x 14' 9" (3.70m x 4.50m)

Double glazed window to front aspect, wood effect flooring, radiator, feature fireplace, door to understairs cupboard housing 'Vaillant' boiler and meters, door to

Inner Lobby

Double glazed door to garden, door to

Kitchen / Breakfast Room

8' 6" x 12' 0" (2.60m x 3.65m)

Range of country style wall mounted units with matching cupboards and drawers below, work surfaces, inset stainless steel sink, integrated oven with hob and extractor above, space for washing machine, dishwasher and fridge/freezer, radiators, double glazed window to rear aspect, doorway to

Bathroom

White 3 piece suite comprising panel enclosed bath with shower overhead, w/c, wash hand basin with cupboard below, tiled walls and floor, double glazed window to rear aspect.



Stairs to 1st Floor Landing

Wood effect flooring, double glazed window to side aspect, loft access, door to

Bedroom

11' 0" x 15' 1" (3.35m x 4.60m)

Double glazed window to front aspect, fitted wardrobe, radiator, wood effect flooring, door to

En-Suite

White 3 piece suite comprising free standing shower, w/c, wash hand basin, chrome radiator, tiled walls and floor, double glazed window to front aspect.

Bedroom

11' 8" x 9' 8" (3.55m x 2.95m)

Double glazed window to rear, radiator, wood effect floor.

Bedroom

8' 6" x 8' 0" (2.60m x 2.45m)

Double glazed window to rear, radiator, wood effect flooring.

Garden

Patio area, outside tap, gated shared side access, shed, pond, lawn area with mature shrub and plant borders, further larger shed.





Cromwells Estate Agents

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