

**Cromwells**



**St. Philips Avenue, Worcester Park, KT4 8JS**  
**Guide Price £725,000**

Offered with 'NO ONWARD CHAIN' is this deceptively spacious 4 double bedroom, extended semi-detached home. This property has been lovingly maintained for many years by the current owners, to recently include a modern kitchen and shower room. Offering 4 double bedrooms, 2 bathrooms, 2 reception rooms, great rear garden with double garage, workshop, rear access, off street parking and scope to modernise and extend further subject to planning permission. Located ideally in a popular residential tree-lined road with easy access to a well-stocked Worcester Park high street, a selection of sought after schools, Worcester Park mainline station (zone 4) and various other transport links. Viewing highly recommended to appreciate what this property has to offer.

No Onward Chain · Potential to Extend Further (STPP) · Sizable Mature Garden with Rear Access · Off Street Parking. Modern Kitchen and Shower Room. 4 Double Bedrooms

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**Front -**

Paved off street parking, gated and walled front.

**Porch -**

Double glazed windows and door, tiled floor, front door leading to

**Hallway -**

Wood flooring, double panel radiator, double glazed window to front aspect, under stairs storage, further larger under stairs cupboard, door to

**Lounge - 11'5" x 11'2" (3.48m x 3.40m)**

Double glazed bay window to front aspect, double panel radiator, wood flooring.

**Dining Room - 11'10" x 10'8" (3.60m x 3.25m)**

Double glazed window to kitchen, double panel radiator, wood flooring, arch to hallway.



**Kitchen / Breakfast Room – 11'10" x 23'4" (3.60m x 7.10m)**

**Kitchen** - Range of modern high gloss wall mounted units with matching cupboards and drawers below, work surfaces, inset 1.5 bowl sink, integrated 'Bosch' double oven, hob and extractor above, integrated dishwasher, washing machine and fridge freezer, breakfast bar, double panel radiator, double glazed window to rear, wood flooring.

**Breakfast** - Double glazed sliding door to garden, double panel radiator, wood flooring.

**Shower Room -**

3 piece-suite comprising full width walk-in shower, w/c, wash hand basin with drawers below, tiled walls and floor, wall mounted chrome radiator, dual double-glazed windows to side.

**Stairs to 1st Floor Landing -**

Carpeted, loft access (pull-down ladder), double doors to large linen cupboard, double panel radiator, door to

**Bedroom – 11'10" x 10'8" (3.60m x 3.25m)**

Double glazed window to rear, double panel radiator, carpeted, a range of fitted wardrobe.

**Bedroom – 11'5" x 9'8" (3.48m x 2.95m)**

Double glazed bay window to front, double panel radiator, carpeted.

**Bedroom – 9'2" x 13'3" (2.80m x 4.05m)**

Double glazed window to rear aspect, double panel radiator, carpeted, double doors to wardrobe.

**Bedroom – 6'11" x 13'3" (2.10m x 4.05m)**

Dual double glazed windows to front, double panel radiator, carpeted.

**Bathroom -**

4 piece-suite comprising panel enclosed bath, corner shower, w/c, pedestal wash hand basin, cupboard housing water cylinder, double panel radiator, part tiled walls, double glazed window to side.

**Garden -**

Mainly laid to lawn with mature shrubs and trees, tap, gated side access, access to garage and workshop, double gated rear access.

**Garage – 19'8" x 18'1" (6.00m x 5.50m)**

Up and over door, light, power and water, passenger door.

**Workshop – 18'8" x 11'2" (5.70m x 3.40m)**

Light and power, wall mounted unit.



Council Tax - D  
 Tenure - Freehold  
 Square Foot - 1412.7 sq.ft (131.2 sq.mt)

Brabham Court, 45 Central Road  
 Worcester Park  
 Surrey  
 KT4 8EA

020 8337 6603  
 admin@cromwellswpark.com

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