

Cromwells



Buckland Way, Worcester Park, KT4 8NT
Guide Price £530,000

Cromwells are pleased to offer this delightful 2-bedroom family home. The property has undergone much improvement over the vendors' ownership to offer modern reception room, with bespoke shutters and feature fireplace, modern kitchen with utility space, stunning glass room currently used as a dining space, 2 bedrooms, modern shower room, rear garden with a Mediterranean feel, outhouse with power and light, rear access, large driveway and **VENDOR SUITED**. Situated on a desirable, highly sought after road with easy access to Worcester Park station (zone 4) and high street, various bus routes, a selection of high performing schools and nurseries including St Cecilia's and Dorchester School. Internal viewing is highly recommended.

Potential to Extend · Modern Kitchen ·
Modern Glass House · Sizeable Garden & Driveway

Front -

Large driveway providing ample off street parking.

Front Door -

From the London Door Company.

Hallway -

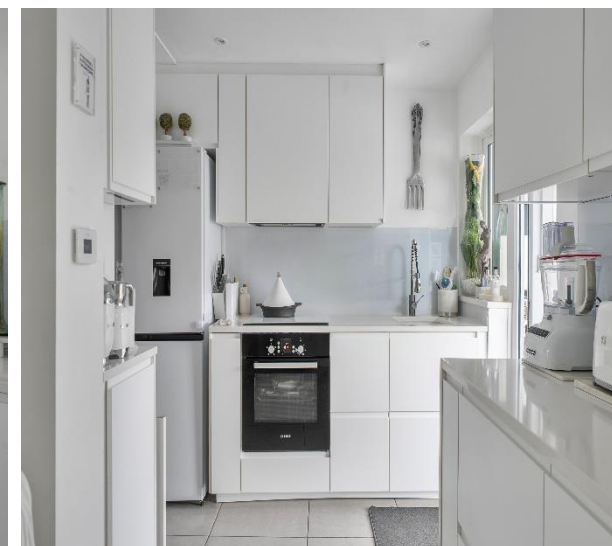
Tiled floor, stairs to first floor landing, understairs storage cupboards, wall mounted thermostat, doorway to

Reception - 17' 3" x 10' 8" (5.25m x 3.25m)

Double glazed window to front aspect, shutters, feature fireplace with gas inserts, tiled floor with underfloor heating, archway to

Kitchen - 14' 9" x 8' 6" (4.49m x 2.59m)

Modern range of high gloss wall mounted units with matching cupboards and drawers below, quartz work surfaces, inset sink and drainer, integrated oven with electric hob above, cupboard space for fridge freezer, double glazed window and doors to rear, tiled floor with underfloor heating, cupboard housing boiler, open to



Utility Room - 5' 3" x 4' 2" (1.60m x 1.27m)

Space and plumbing for washing machine and tumble dryer, an array of shelving.

Glass House/Dining Room - 15' 8" x 9' 2" (4.77m x 2.79m)

Glazed sliding doors, glazed side panels, glazed roof with fitted blinds.

Stairs to First Floor -

Carpeted.

Landing -

Carpeted, loft area, (ladder, lighting and boarded), door to.

Bedroom 1 - 16' 1" x 8' 11" (4.90m x 2.72m)

Double glazed dual windows to front aspect, fitted shutters, double panel radiator, tiled floor, fitted wardrobes and dresser.

Bedroom 2 - 9' 7" x 8' 0" (2.92m x 2.44m)

Double glazed window to rear aspect, fitted shutters, fitted wardrobe, radiator, wood flooring.

Shower Room -

Modern 3 piece suite comprising a corner shower, WC, wash hand basin with vanity unit below, chrome radiator, tiled walls and flooring, double glazed window to rear.

Rear Garden -

Large paved patio, fence enclosed, bespoke built bench seating, steps up to further seating area, raised plants, outdoor lighting, brick built BBQ, rear access gate, access to brick outhouse.

Outhouse - 15' 8" x 9' 2" (4.77m x 2.79m)

Power and light, double glazed windows and doors.



Council Tax - D
Tenure - Freehold
Square Foot - 862 sq.ft (80 sq.mt)
Outbuilding - 90 sq.ft (8.3 sq.mt)

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

020 8337 6603
admin@cromwellswpark.com

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