

Cromwells



7 Caverleigh Way, Worcester Park, KT4 8DH
Guide Price £600,000

Cromwells are excited to offer this extended 3/4 bedroom family home. The current owners have lovingly maintained and extended this property over the last 20 years. Now offering delightful open plan kitchen/dining/family room, lounge, utility room, 3/4 bedrooms, 2 bathrooms, garden cabin, west facing rear garden, off street parking. Situated ideally for access to Worcester Park mainline station (zone 4), a well-stocked high street, parkland, along with a selection of sought after schools and nurseries. Internal viewing recommended.

Extended Kitchen/Diner · Garden Cabin ·
Off Street Parking · 2 Bathrooms

Front -

Block paved driveway providing off street parking.

Composite Front Door -

Hallway -

Radiator, wood effect flooring, stairs to 1st floor landing, door to

Kitchen/Diner/Family Room -

Family Room/Diner - 9'2" x 12'10" (3.30m x 3.10m) - Wood effect flooring, radiator, open to kitchen, door to utility w/c.

Kitchen - 14'7" x 14" (4.45m x 4.27m) - Modern wall mounted units with matching cupboards and drawers below, wood effect work surfaces, inset stainless steel 1.5 bowl sink, fitted double oven, inset gas hob with extractor above, inset microwave, space and plumbing for dishwasher, space for fridge/freezer, cupboard housing 'Worcester Boiler' peninsula with cupboards and space for seating, wood effect flooring double glazed window and doors to garden.

W/C / Utility Room -

White 2-piece suite comprising w/c, wall mounted wash hand basin, space and plumbing for washing machine, cupboard, space for tumble dryer, wood effect flooring.



Lounge - 10' 10" x 10' 2" (3.30m x 3.10m)

Double glazed bay window to front aspect with fitted blinds, radiator, wood effect flooring.

Stairs to 1st Floor Landing -

Carpeted, stairs to 2nd floor, door to fitted cupboard, door to

Bedroom - 11' 4" x 9' 8" (3.45m x 2.94m)

Double glazed bay window to front aspect, fitted blinds, radiator, carpeted, fitted wardrobes.

Bedroom - 9' 2" x 8' 10" (2.79m x 2.69m)

Double glazed window to rear aspect, fitted blinds, radiator, carpeted, fitted wardrobes.

Bedroom / Office - 5' 7" x 4' 7" (1.70m x 1.40m)

Double glazed window to front aspect, fitted blinds, radiator, carpeted.

Bathroom -

White 3-piece suite comprising panel enclosed bath with shower overhead, pedestal wash hand basin, w/c, radiator, part tiled, double glazed window to rear aspect.

Stairs to 2nd Floor -

Carpeted, Velux window, door to



Bedroom - 14' 6" x 12' 7" (4.42m x 3.83m)

Double glazed window to rear aspect and Velux to front, carpeted, radiator, fitted wardrobes.

Shower Room -

Modern white 3-piece suite comprising, shower, wash hand basin with drawer below, w/c, part tiled walls, radiator, double glazed window to rear aspect.

Garden -

Mainly laid to artificial lawn, power point, tap, rear access gate, shed, mature plant and shrub borders, fence enclosed, lights, access to

Cabin -

Double glazed window and doors, fitted blinds, wood effect flooring, power and lighting.



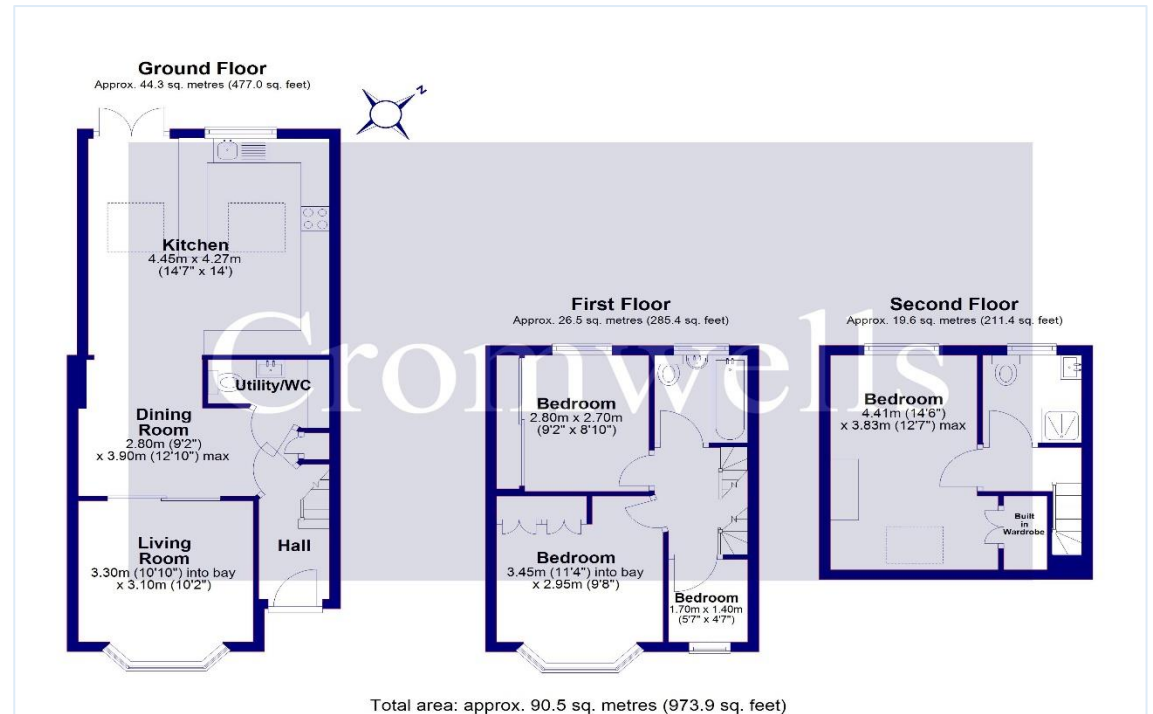
Council Tax - D - Kingston Upon Thames
 Tenure - Freehold
 Square Foot – 973.9 sq.ft (90.5 sq.m)

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

020 8337 6603
 admin@cromwellswpark.com

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

