

Cromwells



Farm Way, Worcester Park, KT4 8RZ
Guide Price £685,000

Offered to the market with NO ONWARD CHAIN is this extended 3/4 bedroom semi detached family home. The property offers a great opportunity for someone to put their own stamp on things and extend further STPP. Offering flexible accommodation including 2 separate receptions, sizeable kitchen/breakfast room, downstairs bedroom/study with ensuite shower room, 3 good sized double bedrooms, spacious family bathroom, private rear garden and off-street parking for 2 cars. Ideally situated on a favoured leafy road with access to Worcester Park and North Cheam amenities including an array of shops, parks, Worcester Park mainline station, bus routes and a selection of highly regarded schools and nurseries. Internal viewing is highly recommended.

No Chain · Potential to Extend further STPP ·
Off Street Parking & Private Garden · Flexible Accommodation

Driveway -

Off street parking.

Entrance Porch -

Entrance Hall -

Radiator with cover.

Study/Bedroom 4 - 11' 6" x 4' 11" (3.50m x 1.50m)

Double glazed windows to front, double radiator, carpeted, door to

Downstairs Shower Room -

Part tiled, enclosed shower cubicle with electric shower unit, low level WC, pedestal wash hand basin, radiator.

Lounge - 14' 11" x 12' 10" (4.54m x 3.91m)

UPVC double glazed bay window, double radiator, feature fireplace and surround, carpeted.

Dining Room - 13' 3" x 11' 8" (4.04m x 3.55m)

Feature working open fireplace with brick hearth, fitted shelving, double panel radiator.

Breakfast Room - 8' 4" x 7' 11" (2.54m x 2.41m)

Double glazed doors to garden, Velux window, double panel radiator, open to



Kitchen - 19' 8" x 14' 9" (5.99m x 4.49m)

Wooden wall mounted units with cupboards and drawers below, work surfaces, inset stainless steel sink, space for oven, space and plumbing for washing machine, space for dishwasher and fridge freezer, built in storage cupboard, further large storage cupboard, double panel radiator, tiled floor, double glazed window to rear, cupboard housing boiler.

Stairs to First Floor Landing -

Carpeted.

Landing -

UPVC double glazed window to side, access to loft space (pull down ladder, boarded).

Bedroom 1 - 15' 11" x 11' 10" (4.85m x 3.60m)

UPVC double glazed bay window to front, range of wardrobes and cupboards, carpeted.

Bedroom 2 - 13' 3" x 10' 10" (4.04m x 3.30m)

UPVC double glazed window to rear, range of fitted wardrobes and cupboards, carpeted, radiator.

Bedroom 3 - 11' 2" x 12' 8" (3.40m x 3.86m)

Two UPVC double glazed windows to front, two radiators.

Bathroom -

White suite comprising a P shaped bath with shower attachment, pedestal wash hand basin, low level WC, chrome towel rail, tiled floor, dual aspect double glazed window to side and rear, part tiled walls.

Outside -

Rear Garden -

Approx. 70 feet in length, laid to lawn, paved patio, decked area, mature shrubs and trees, shed, side access gate.



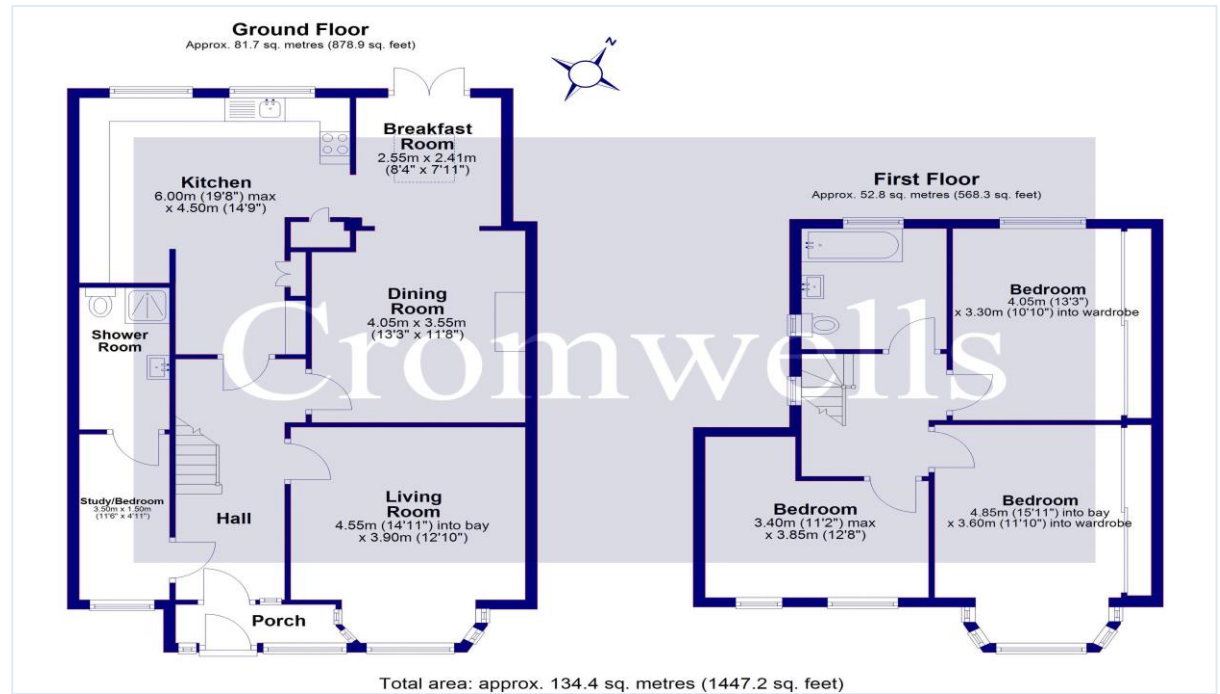
Council Tax - F
 Tenure - Freehold
 Square Foot - approx.1447.2 sq.ft (134.4 sq.mt)

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

