



Cromwells

132 Boscombe Road, Worcester Park

Worcester Park

£424,950

132 Boscombe Road

Worcester Park

Ideally nestled in a cul de sac is this 3 bedroom family home. The property has been lovingly maintained by the current vendor for over 30 years but allows scope to modernise. Offering a kitchen, lounge/diner/conservatory, 3 beds, delightful garden and garage en bloc. This property is located ideally for access to Worcester Park high street, parkland at 'The Hamptons', various transport links including Worcester Park mainline station (zone 4), bus routes and a selection of sought after schools and nurseries.

Council Tax band: D

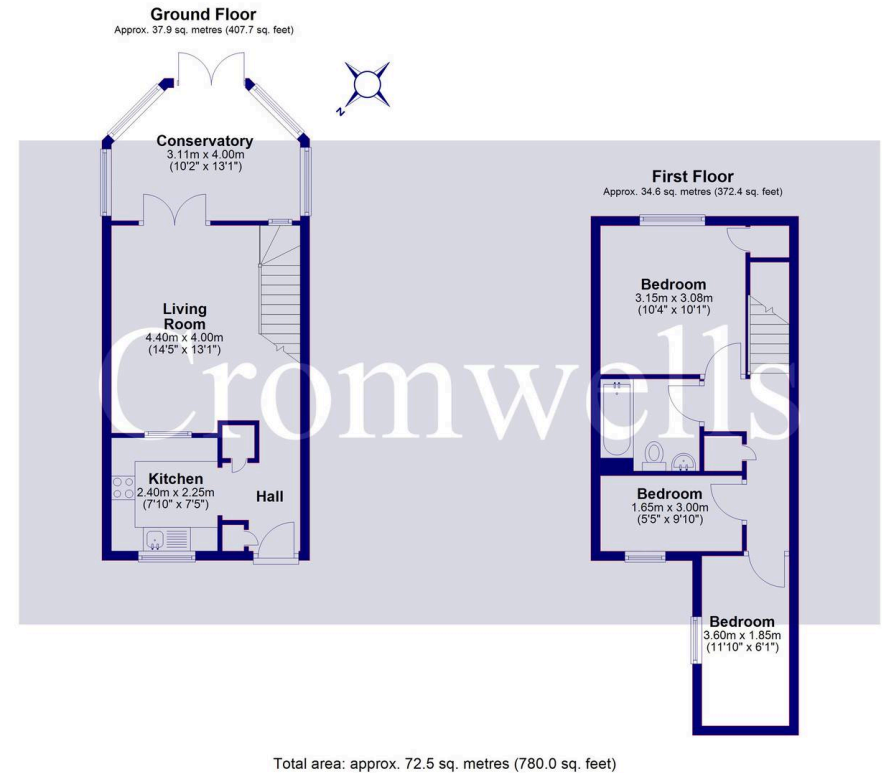
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Square Foot – approx. 780.1 sq.ft (72.5 sq.mt)

- 3 Bedrooms
- Private Rear Garden
- Conservatory
- Garage en Bloc



Front of House/Front Door

Storage cupboard.

Hallway

Carpeted, door to storage cupboard, door to further pantry cupboard, open to

Kitchen

7' 10" x 7' 5" (2.39m x 2.26m)

Range of wall mounted units with matching cupboards and drawers below, work surfaces, inset stainless steel sink, space for oven, space for fridge freezer, space and plumbing for washing machine, tiled splash back, double glazed window to front aspect with shutters, tiled floor.

Lounge/Diner

14' 5" x 13' 1" (4.39m x 3.98m)

Carpeted, feature electric fireplace, warm air vent, stairs to first floor landing, doors to

Conservatory

10' 2" x 13' 1" (3.10m x 3.98m)

Double glazed windows and doors to garden, fitted blinds, wood effect flooring.

Stairs to First Floor Landing

Carpeted, window to rear, carpeted, warm air heater, door to airing cupboard, loft access, door to



Bedroom1

10' 4" x 10' 1" (3.15m x 3.07m)

Double glazed window to rear with shutters, carpeted, warm air vent, fitted wardrobe and cupboards, door to further fitted wardrobe.

Bedroom 2

11' 10" x 6' 1" (3.60m x 1.85m)

Double glazed window to side, carpeted, warm air vent.

Bedroom 3

5' 5" x 9' 10" (1.65m x 2.99m)

Double glazed window to side, carpeted, warm air vent.

Bathroom

White 3 piece suite comprising a panel enclosed bath with electric shower overhead, WC, wash hand basin with cupboard below, tiled floor, tiled walls, warm air vent.

Garden

Fence enclosed rear garden, artificial lawn, mature flower beds, rear gate with access to garages.

Garage en Bloc



Cromwells Estate Agents

Cromwells Estate Agents, Brabham Court, 45 Central Road – KT4 8EA

02083376603 • admin@cromwellswpark.com • www.cromwellsestateagents.uk/