

Cromwells



7 Shrubland Grove, Worcester Park, Surrey, KT4 8TB
£850,000

Cromwells are delighted to present this extended 4 bedroom, 3 bathroom, semi-detached home. The current owners have lovingly improved and extended over their 16-year ownership to make this impressive home. Located in a cul-de-sac tucked away but allowing easy access to Worcester Park high street, station, various bus routes, North Cheam amenities, also nearby a selection of schools and nurseries. This home offers extended living / dining, kitchen space overlooking a South facing garden, lounge, 4 bedrooms, 3 bathrooms and driveway. Viewing high recommended.

Stunning Throughout · Large South Facing Garden ·
Extended Kitchen / Diner / Family Space · 3 Bathrooms

Front -

Block paved driveway providing off street parking.

Hallway -

Front door, vertical radiator, Amtico flooring, downstairs cupboards, cloak space, door to cupboard housing meters.

Reception - 17'9" x 11'2" (5.40m x 3.40m)

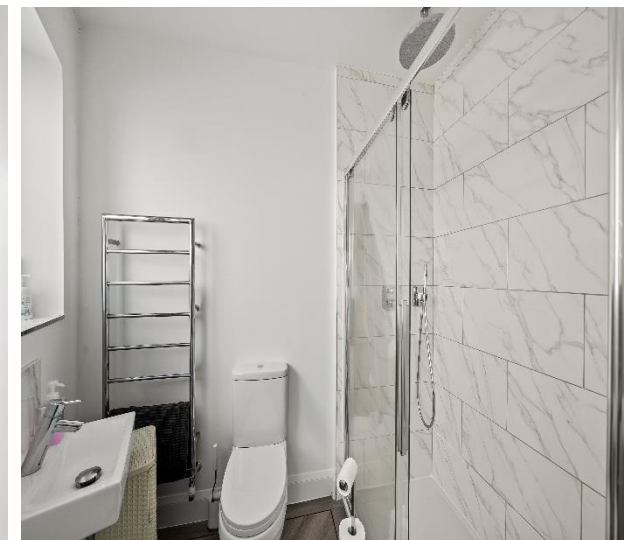
Double glazed windows to front aspect with fitted shutters, radiator, Amtico flooring.

Utility / Bootroom -

Space and plumbing for washing machine and tumble dryer, stainless steel sink unit and drawers, Amtico flooring, vertical radiator, double glazed door to side, door to

Shower Room -

White 3-piece suite comprising w/c, wall mounted wash hand basin, large shower with hand shower attachment, chrome radiator, tiled walls and floor, double glazed window to side aspect.



Walk-In Larder -

Amtico flooring.

Kitchen / Diner / Family Room - 20'10" x 31'2 (6.35m x 9.50m)

Kitchen - Stunning range of wall mounted and floor standing units, quartz work surfaces, inset stainless steel sink with hot tap, integrated 'Neff' 2 ovens, combi oven/microwave, warming drawer, dishwasher, space for fridge and freezer, inset 'Neff' induction hob with internal extractor, bi-fold windows to garden, flooring. Family / Dining Room - Amtico flooring, 6 meter bi-fold doors, electric bi-fold blinds, 2 vertical radiators, 2 large roof windows, skylight covers.

Stairs to 1st Floor -

Carpeted, double glazed window to side aspect.

Bedroom - 13'3" x 10'10" (4.05m x 3.30m)

Double glazed bay window to front, carpeted, radiator.

Bedroom - 7'9" x 6'7" (2.35m x 2.00m)

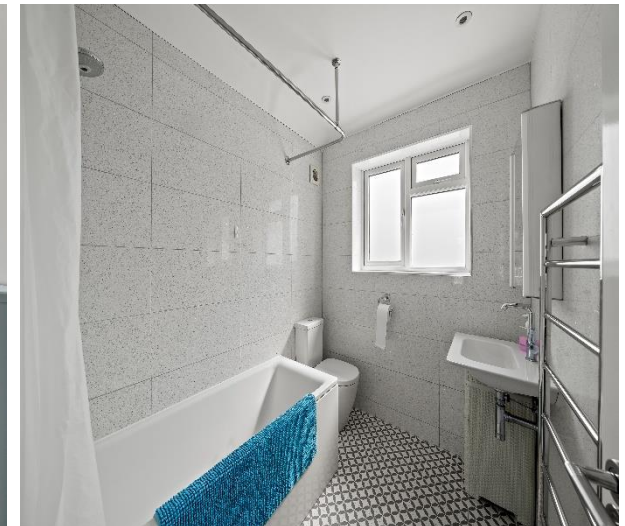
Double glazed window to front, carpeted, radiator.

Bedroom - 11'4" x 10'10" (3.45m x 3.30m)

Double glazed window to rear aspect, carpeted, radiator.

Bathroom -

White 3-piece suite comprising w/c, wall mounted wash hand basin, bath with shower overhead, tiled wall and floor, chrome radiator, double glazed window to rear aspect.



Stairs to 2nd Floor -

Carpeted, double glazed window to side aspect.

Bedroom - 14'7" x 8'8" (4.45m x 2.65m)

Double glazed window to rear aspect, Velux windows to front, double panel radiator, carpeted, double doors to wardrobes with concealed eaves storage space, door to

En-suite -

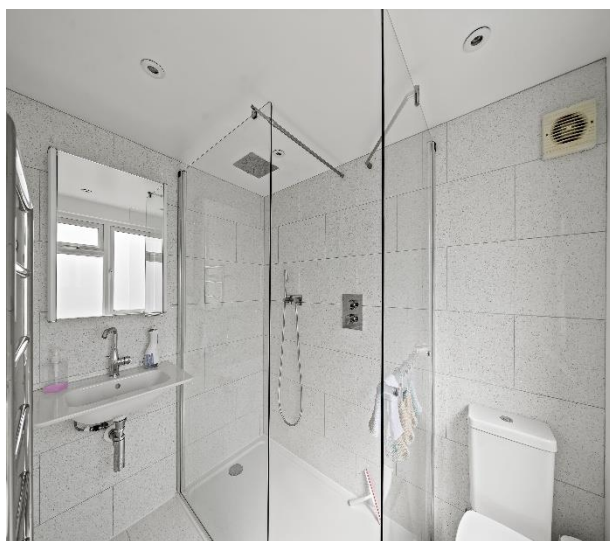
White 3-piece suite comprising w/c, wall mounted wash hand basin, large shower with hand shower attached, tiled walls and floor, chrome radiator, double glazed window to rear aspect, underfloor heating.

Garden -

Large rear South facing garden, wonderful resin patio area, electric awning, hot and cold taps to rear and side, lighting, power point, gated side access, steps up to lawn area, shed, fence and wall enclosed.

Plant Room -

'Vaillant' boiler, water cylinders, water softener and storage space.



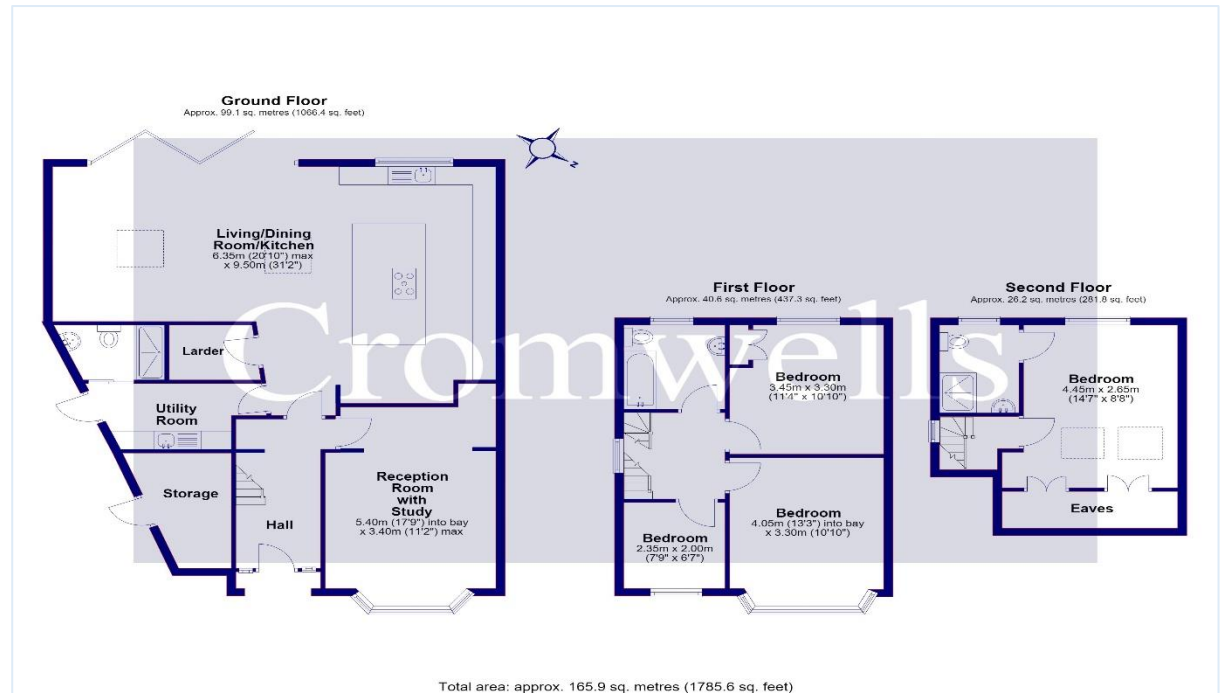
Council Tax - D
Tenure – Freehold
Square Foot - 1785.6 sq.ft (165.9 sq.mt)

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

