

# Cromwells



**Hampton Road, Worcester Park, KT4 8ET**  
**£725,000**

NO ONWARD CHAIN. Built circa '1890' is this deceptively spacious 3 bedroom semi detached family home. The property boasts a wealth of charm along with adaptable accommodation including 3 reception rooms, kitchen, utility, WC, 3 bedrooms, family bathroom and great size rear garden with a workshop. It also offers scope to improve and extend (STPP). Located superbly for access to a selection of sought after schools, a well stocked high street with an array of transport links including Worcester Park mainline station (zone 4). Viewing essential to appreciate the property.

No Onward Chain · Private Rear Garden ·  
Potential to Improve & Extend STPP · 3 Reception Rooms

**Front Door**  
**Hallway -**

Double-panel radiator, wood-effect flooring, double glazed window to side aspect, stairs to first floor landing, door to

**Reception 1 - 16' 3" x 11' 2" (4.95m x 3.40m)**

Double glazed bay window to front aspect, double-panel radiator, carpeted, feature fireplace with ornate tile insert, gas fire and granite hearth, decorative ceiling coving, large understairs storage cupboard.

**Reception 2 - 14' 11" x 11' 4" (4.54m x 3.45m)**

Double glazed window to side aspect, double glazed doors to garden, carpeted, double-panel radiator, large understairs storage cupboard, picture rail, door to

**Reception 3 - 11' 0" x 9' 4" (3.35m x 2.84m)**

Double-panel radiator, cupboard housing hot water cylinder and 'Glow Worm' boiler, wood-effect flooring, doorway to



**Kitchen - 9' 4" x 7' 5" (2.84m x 2.26m)**

Range of Shaker-style wall-mounted units with matching cupboards and drawers below, inset 1.5 sink, work surfaces, integrated 'Bosch' oven, inset hob with extractor fan above, space and plumbing for dishwasher, tiled upstand, double glazed door and window to side, doorway to

**Utility - 6' 7" x 4' 7" (2.01m x 1.40m)**

Shaker-style floor standing units with worksurfaces, space for fridge freezer, space and plumbing for washing machine, double glazed window to rear aspect, door to

**WC -**

White 2 piece suite comprising a low level WC, wall-mounted wash hand basin, double-panel radiator, double glazed window to rear, tiled walls.

**Stairs to First Floor Landing -**

Carpeted, loft access (pull down ladder, light, part-boarded).

**Bedroom 1 - 15' 1" x 14' 1" (4.59m x 4.29m)**

2 double glazed windows to front aspect, 2 double-panel radiators, carpeted, fitted wardrobe.

**Bedroom 2 - 11' 6" x 11' 4" (3.50m x 3.45m)**

Double glazed window to rear aspect, radiator, carpeted.

**Bedroom 3 - 11' 2" x 6' 3" (3.40m x 1.90m)**

Double glazed window to side aspect, radiator, carpeted.

**Bathroom - 9' 4" x 7' 7" (2.84m x 2.31m)**

4 piece white suite comprising a panel-enclosed bath, walk-in shower, low level WC, wash hand basin, tiled walls, double-panel radiator, double glazed window to rear aspect.

**Garden -**

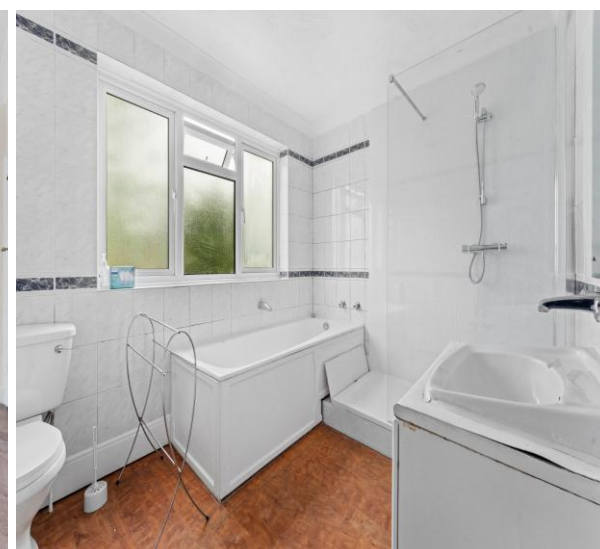
Large paved patio area leading to lawn area, mature shrub borders, gated side access, brick-built workshop.

**Workshop -**

Window and door, power and light.

**Front -**

Crazy paved front garden.



Council Tax - E  
 Tenure - Freehold  
 Total Floor Area - 1414 sq ft (131.4 sq m) approx.

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

020 8337 6603  
 admin@cromwellswpark.com

Disclaimer

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TOTAL FLOOR AREA: 1414 sq ft. (131.4 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, window and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be checked on site by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

