



**Cromwells**

**Washington Road, Worcester Park, KT4 8JH**  
**Offers in Excess of £550,000**



Cromwells are delighted to present this 3 bedroom end of terrace family home. The property is ideally located on a tree lined residential road within walking distance of Worcester Park high street offering an array of shops, eateries and transport links, along with Worcester Park mainline station (Zone 4). Also located with access of a selection of highly regarded schools and nurseries. This property offers the new owners well proportioned open plan living, 2 double bedrooms, rear garden, off street parking and potential to extend and improve subject to planning permission. Internal viewing highly recommended.

No Onward Chain · Potential to Improve and Extend (STPP) ·  
Open Plan Ground Floor · Private Rear Garden and Off Street  
Parking

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#### **Hallway -**

Wood effect flooring, radiator with decorative cover, wall mounted thermostat, under stairs storage cupboard, stairs to 1st floor landing, door to

#### **Lounge - 12' 10" x 10' 6" (3.91m x 3.20m)**

Double glazed bay window to front aspect, radiator, carpeted, open to

#### **Kitchen/Diner - 16' 7" x 13' 9" (5.05m x 4.19m)**

**Kitchen:** Range of wall mounted shaker style units with matching cupboards and drawers below, work surfaces, inset 1.5 bowl stainless steel sink, space for oven, space and plumbing for washing machine, integrated dishwasher, cupboard housing 'Worcester' combi boiler, space for fridge freezer, shelved niche, radiator, wood effect flooring, double glazed window to rear aspect, open to

**Diner:** Double glazed bay window and door to garden aspect, fireplace.





**Stairs to First Floor Landing -**

Carpeted, double glazed window to side aspect, door to

**Bedroom 1 - 11' 2" x 9' 10" (3.40m x 2.99m)**

Double glazed window to rear aspect, radiator, carpeted, fitted cupboards with dresser below.

**Bedroom 2 - 10' 4" x 9' 6" (3.15m x 2.89m)**

Double glazed window to front aspect, radiator, carpeted.

**Bedroom 3 - 6' 7" x 6' 3" (2.01m x 1.90m)**

Double glazed window to front aspect, radiator, carpeted.

**Bathroom - 8' 0" x 5' 9" (2.44m x 1.75m)**

White 3 piece suite comprising a 'P' shaped bath with shower overhead, low level WC, wash hand basin with vanity below, fitted storage cupboards, part tiled walls and floor, chrome radiator, double glazed window to rear aspect, loft access (pull down ladder, light).

**Front Driveway -**

Providing off street parking.

**Rear Garden -**

Mainly laid to lawn, paved patio area, mature shrub borders, established eucalyptus tree, fence enclosed, gated side access, tap.



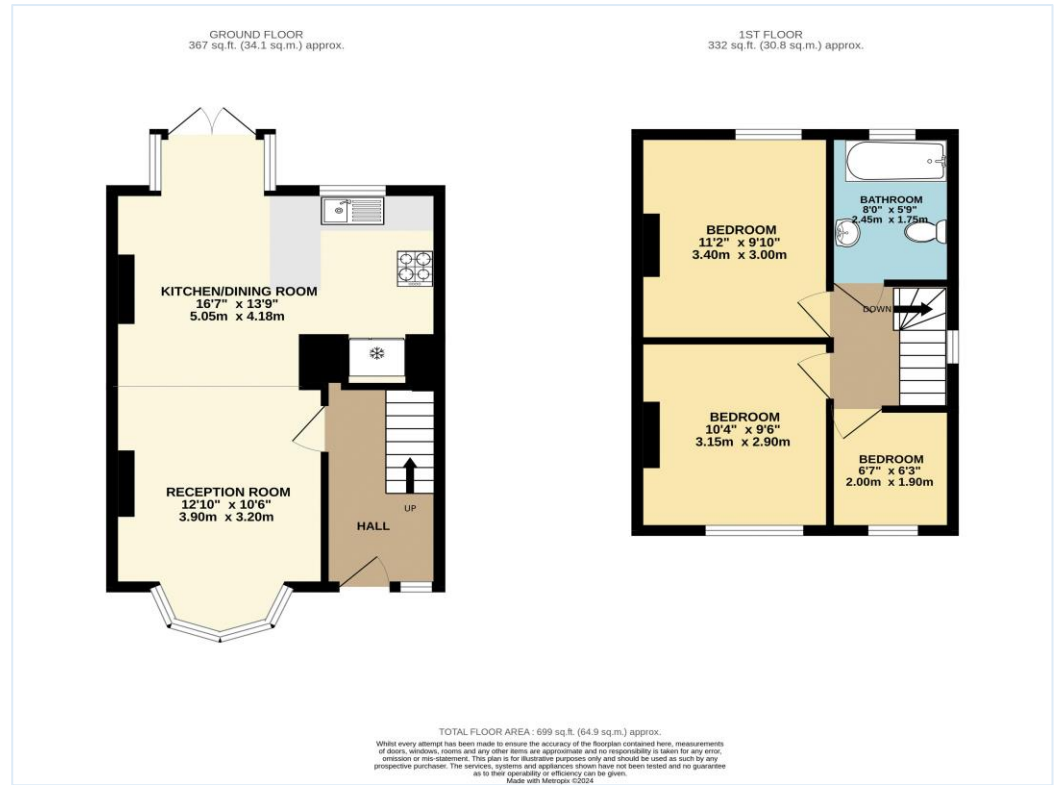
Council Tax - D  
 Tenure - Freehold  
 Total Floor Area – 839.58 sq ft (78 sq m)

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

