

Cromwells



Southwood Close, Worcester Park, KT4 8QH
Guide Price £450,000

Positioned ideally overlooking a pretty square is this 3 bedroom, end of terrace family home. The property offers a bright lounge/diner overlooking a pretty rear garden, modern kitchen, bathroom and garage en bloc. Situated to benefit from both Worcester Park and North Cheam amenities including various bus routes, Worcester Park mainline station and a selection of well regarded schools. Viewing highly recommended.

Garage en Bloc · Private South West facing Garden with Garage Access · Modern Kitchen & Bathroom · Overlooking pretty Green

Porch -

Double glazed door and window, large storage cupboard also housing meters, front door to

Hallway -

Wood effect flooring, double panel radiator, stairs to 1st floor landing, door to

Kitchen - 10' 1" x 6' 9" (3.07m x 2.06m)

Modern range of white high gloss units with matching cupboards and drawers below, inset 'Franke' sink and drainer, work surfaces, integrated oven with hob and extractor fan above, space for fridge freezer, space and plumbing for washing machine and slimline dishwasher, tiled back splash, double glazed window to front aspect.

Lounge/Diner - 17' 8" x 13' 9" (5.38m x 4.19m)

Double glazed sliding doors to garden, wood effect flooring, two double panel radiators, large understairs storage cupboard.



Stairs to First Floor Landing -

Carpeted, double glazed window to side aspect, door to storage cupboard also housing 'Vaillant' boiler, loft access (insulated), door to

Bedroom 1 - 13' 9" x 9' 4" (4.19m x 2.84m)

Double glazed window to front aspect, carpeted, double panel radiator, door to fitted wardrobe, door to further fitted wardrobe.

Bedroom 2 - 10' 6" x 7' 3" (3.20m x 2.21m)

Double glazed window to rear aspect, carpeted, radiator, fitted wardrobe, **currently open to**

Bedroom 3 - 8' 0" x 6' 7" (2.44m x 2.01m)

Double glazed window to rear aspect, carpeted, radiator.

Bathroom -

Modern 3 piece suite comprising panel enclosed bath with shower overhead, low level WC, pedestal wash hand basin, chrome radiator, tiled walls.

Garage -

Passenger door to garden, power and lighting, up and over door.

Rear Garden -

South West facing rear garden, brick and fence enclosed, paved patio area, raised flower beds, gated side access, step up to block paved area, shed, door to garage.

Parking -

Residents parking.

Communal bin storage

Front -

Mainly laid to lawn, raised plant beds, block paved pathway to door and side access.



Council Tax - D
 Tenure - Freehold
 Total Floor Area - 742.7 sq ft (69 sq m)

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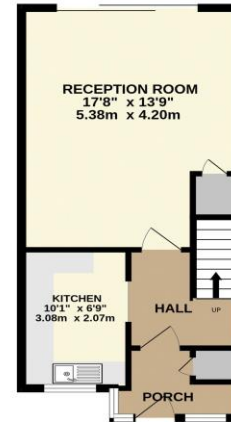
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GROUND FLOOR
 504 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
 381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

