

# Cromwells



**Kingsmead Avenue, Worcester Park, KT4 8XA**  
**£995,000**



NO ONWARD CHAIN - Cromwells are delighted to offer to the market this 5 bedroom, 3 reception room, substantial family home incorporating a separate annexe. This property has been a family home for many years and offers a great opportunity to modernise and improve to be an impressive modern family home. Comprising 3 bedrooms, 2 reception rooms in the main house the 2 bedrooms and 1 reception in the annexe along with a large rear garden and driveway for several cars. Located superbly for access to a selection of well performing schools, a well-stocked high street and ample transport links including Worcester Park mainline station (zone 4).

No Onward Chain · Sought After Location ·  
Flexible & Extended Accommodation · Potential to Modernise &  
Improve

**Porch -**

Double glazed, front door to

**Hallway -**

Wood effect flooring, understairs storage cupboard also housing electricity consumer unit, stairs to first floor landing, door to

**Reception 1 - 15' 5" x 12' 6" (4.70m x 3.81m)**

Double glazed (dual aspect to front and rear), windows and doors to garden, wood effect flooring, radiator.

**Reception 2 - 14' 7" x 12' 0" (4.44m x 3.65m)**

Double glazed leaded light bay window to front aspect, radiator, carpeted.

**Kitchen - 12' 4" x 12' 2" (3.76m x 3.71m)**

Range of white free-standing units and drawers, work surfaces, inset 1.5 bowl, stainless sink and drainer, space for oven, space and plumbing for washing machine and dishwasher, door to pantry, double glazed windows to garden, door to

**Inner Lobby -**

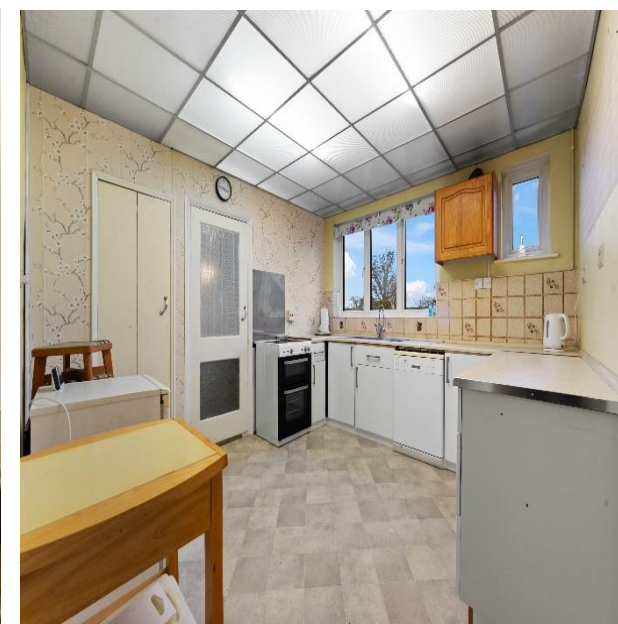
Doorway to

**Downstairs WC -**

Low level WC, wall-mounted "Ideal" boiler and thermostat, wood effect flooring.

**Inner Hall -**

Door to understairs cupboard, radiator, double glazed door to garden, door to annexe.





**First Floor Landing -**

Double glazed leaded light feature window to front, carpeted, radiator, loft access, door to

**Bedroom - 15' 5" x 11' 6" (4.70m x 3.50m)**

Dual aspect double glazed window to front and rear, radiators, range of fitted wardrobe.

**Bedroom - 14' 7" x 12' 0" (4.44m x 3.65m)**

Double glazed leaded light bay window to front aspect, radiator, carpeted, range of fitted wardrobes.

**Bedroom - 10' 6" x 9' 2" (3.20m x 2.79m)**

Double glazed window to rear aspect, carpeted.

**WC -**

Low level WC.

**Bathroom -**

Two-piece suite comprising a panel-enclosed bath, pedestal wash hand basin, radiator, airing cupboard housing hot water cylinder, double glazed window to rear aspect.

**Annex**

**Front Door**

**Hallway -**

Carpeted, radiator, stairs to first floor landing.

**Annex Kitchen - 10' 8" x 10' 0" (3.25m x 3.05m)**

(Currently used as utility space). Range of floor standing units and drawers, work surfaces, inset stainless steel sink and drawers, space and plumbing for washing machine and tumble dryer, wall-mounted unit, double glazed window to rear aspect, door to

**Annex Reception - 18' 6" x 10' 0" (5.63m x 3.05m)**

Dual aspect double glazed leaded light window to front and side, radiators, carpeted, door to

**Landing -**

Carpeted, radiator, loft access, door to

**Annex Bedroom - 14' 7" x 11' 10" (4.44m x 3.60m)**

Double glazed leaded light window to front aspect, radiator, carpeted.

**Annex Bedroom - 14' 7" x 9' 8" (4.44m x 2.94m)**

Double glazed window to rear aspect, radiator, carpeted.

**Annex Bathroom -**

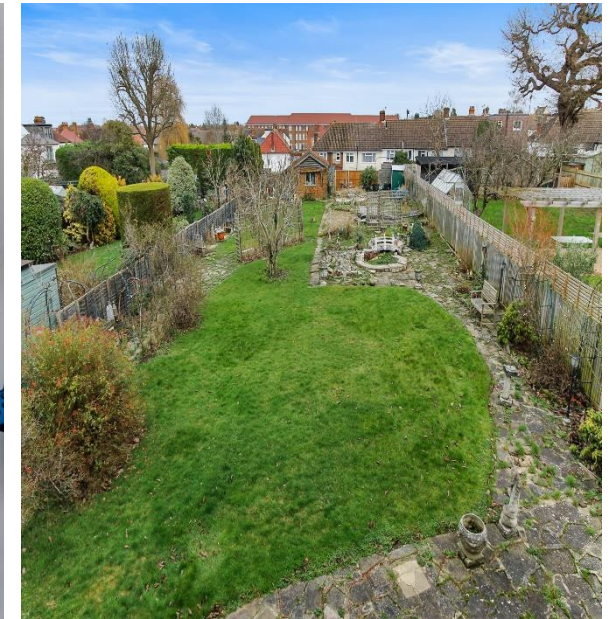
Three-piece suite comprising a panel-enclosed bath with shower, low level WC, pedestal wash hand basin, double glazed window to side, radiator.

**Rear Garden -**

Large rear garden mainly laid to lawn, meandering pathways, 2 fishponds, mature shrubs, brick shed, outside tap, gated side access.

**Front -**

Blocked paved driveway providing off street parking for several cars, partially wall enclosed.



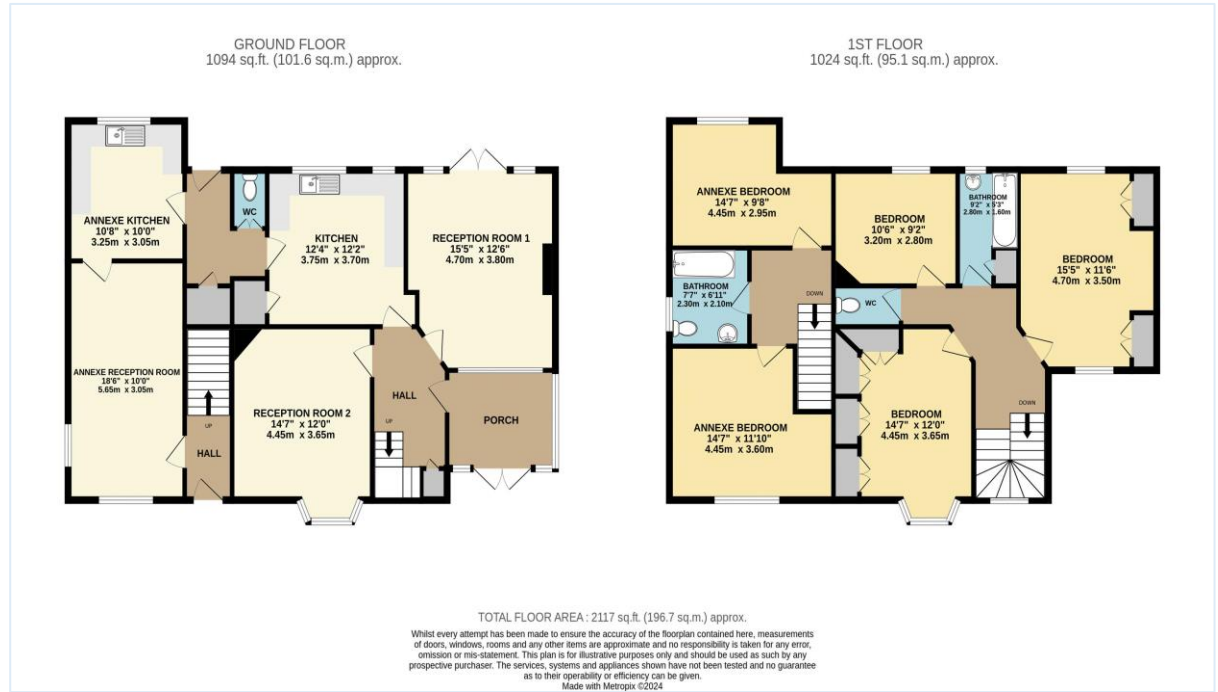
Council Tax - G  
 Tenure - Freehold  
 Total Floor Area – 2,117 sq ft (196.7 sq m)

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

