

# Cromwells



**Lloyd Road, Worcester Park, KT4 8SA**  
**£750,000**

Cromwells are delighted to offer a beautifully presented 4 bedroom, extended semi-detached family home. The property is located ideally to enjoy both North Cheam and Worcester Park amenities including various transport links such as Worcester Park mainline station along with a selection of shops and highly sought after schools. This home has been lovingly maintained and extended to include 3 double bedrooms, 2 bathrooms, modern kitchen, utility, large southwest facing garden, summer house and off-street parking. Internal viewing highly recommended.

Great Size Southwest Facing Garden · 2/3 Reception Rooms ·  
Modern Kitchen · Large Summerhouse

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**Front -**

Driveway providing off street parking.

**Entrance Porch -**

Double glazed doors and windows, wood flooring, front door.

**Hallway -**

Wood flooring, radiator with decorative cover, stairs to 1st floor landing, door to

**Reception Room - 13' 5" x 12' 3" (4.09m x 3.73m)**

Double glazed bay window to front aspect, radiator, wood flooring, fitted cupboards to alcoves, ceiling coving.

**Reception 2 - 12' 2" x 10' 6" (3.71m x 3.20m)**

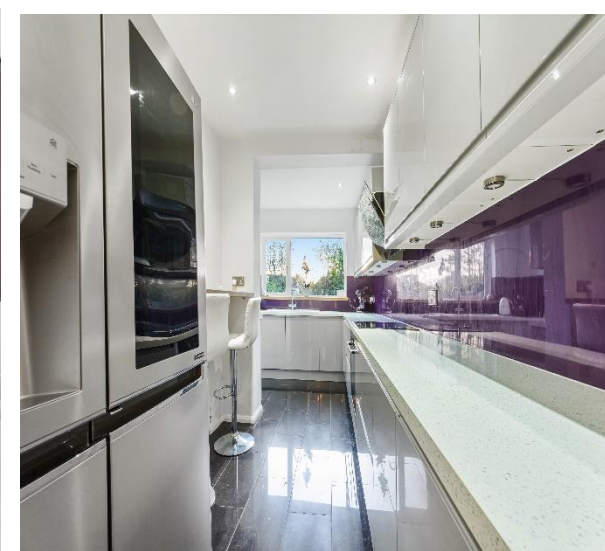
Feature fireplace with gas insert and granite hearth, wood flooring, radiator, ceiling coving, archway and steps to

**Dining Room - 9' 10" x 9' 7" (2.99m x 2.92m)**

Double glazed doors and windows to garden, double panel radiator, wood flooring, ceiling coving, fitted blinds.

**Kitchen - 15' 9" x 9' 0" (4.80m x 2.74m)**

Modern high gloss grey units with matching cupboards and drawers below, work surfaces, inset ceramic sink, integrated 'NEFF' oven with hob with extractor above, integrated 'NEFF' dishwasher, space for fridge freezer, integrated bins, breakfast bar, tiled floor, double glazed window and doors to garden and utility area.



**Stairs to First Floor Landing -**

Carpeted, loft (part boarded, pull down ladder).

**Bedroom - 13' 4" x 10' 7" (4.06m x 3.22m)**

Double glazed bay window to front aspect, radiator, wood flooring.

**Bedroom - 12' 3" x 10' 11" (3.73m x 3.32m)**

Double glazed window to rear aspect, radiator, wood effect flooring, fitted cupboard and airing cupboard housing 'Vaillant' boiler and hot water cylinder.

**Bedroom - 15' 0" x 7' 5" (4.57m x 2.26m)**

Double glazed window to front aspect, radiator, wood effect flooring.

**Bedroom - 7' 5" x 7' 5" (2.26m x 2.26m)**

Double glazed oriel bay window to front aspect, radiator, wood effect flooring.

**Bathroom - 7' 0" x 5' 0" (2.13m x 1.52m)**

Modern 3 piece suite comprising of tile enclosed bath with shower overhead, low level w/c, wash hand basin with storage below, black towel radiator, tiled walls and floor, window to rear aspect.

**Shower Room - 7' 11" x 7' 4" (2.41m x 2.23m)**

Modern 3-piece suite comprising of wet room style shower, low level w/c, wash hand basin with storage below, black towel radiator, tiled walls and floor, dual double glazed windows to rear aspect.

**Outside**

**Utility room - 7' 7" x 7' 5" (2.31m x 2.26m)**

Space and plumbing for washing machine, space for other appliance, wood effect flooring, door to

**W/C - 3' 11" x 2' 9" (1.19m x 0.84m)**

Low level w/c, wall mounted wash hand basin, wood effect flooring, tiled walls, double glazed window to side aspect.

**Garden -**

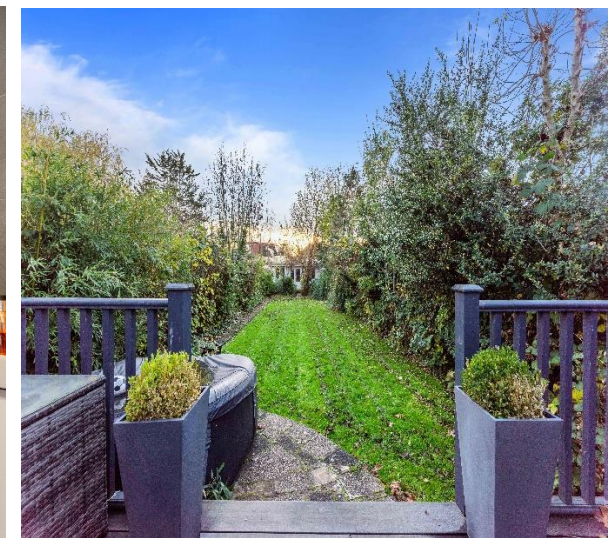
South West facing rear garden, composite raised decked area, steps down to lawn, mature shrub and tree borders, access to summerhouse, tap, lighting including decking lights.

**Summer House - 18' 7" x 14' 0" (5.66m x 4.26m)**

Double glazed doors and windows to garden, power and lighting, bar area, decked porch with deck and wall mounted lighting.

**Garage - 17' 3" x 7' 6" (5.25m x 2.28m)**

Up and over door, power.



Council Tax - E  
 Tenure - Freehold  
 Square Foot - 1638

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Disclaimer

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

Energy efficiency chart

