

Cromwells



Kingsmead Avenue, Worcester Park, KT4 8XA
Guide Price £1,200,000

Cromwells are delighted to offer this beautiful and substantial 4 double bedroom, 4 reception room and 4 bathroom family home. This delightful home has been lovingly extended and modernised by the current owners offering flexible accommodation to suit all family set ups. There are many features including a landscaped rear garden with kitchen and pagoda, superb open plan family/kitchen/diner along with ample off street. Located ideally for access to a selection of well performing schools, a well stocked up high street and ample transport links including Worcester Park mainline station (Zone 4)

Stunning Throughout · Large Lanscaped Rear Garden With Outdoor Kitchen ·
3 Reception Rooms · Off Street Parking

Entryway -

Feature surround windows, double panel radiator, wood effect floor, archway to

Hallway -

Wood effect flooring, under stairs storage cupboard, stairs to 1st floor landing, door to:

Lounge - 11' 6" x 14' 4" (3.50m x 4.37m)

Double glazed bay window to front aspect, double panel radiator, carpeted.

Kitchen/Diner/Family room - 31' 3" x 26' 5" (9.52m x 8.05m)

Modern range of white high gloss units with matching cupboards and drawers below, inset 1.5 bowl sink, integrated double oven, electric hob with extractor above, integrated dishwasher and fridge freezer and further low level oven, stone work surfaces, wood effect floor, column radiator.

Double glazed window and doors to garden with fitted blinds, 4 Velux windows, feature fireplace, 3 radiators, wood effect floor, door to

Reception 2 / Bedroom - 10' 8" x 10' 8" (3.25m x 3.25m)

Double glazed window to rear aspect, double panel radiator, wood effect floor.



Bathroom - 10' 1" x 5' 8" (3.07m x 1.73m)

Modern white 3 piece suite comprising panel enclosed bath with shower overhead and hand shower, low level w/c, wash hand basin with vanity below, double glazed window to rear, part tiled walls, wall mounted white radiator.

Utility Room - 11' 7" x 7' 0" (3.53m x 2.13m)

Range of wall mounted units with cupboards, space for washing machine and tumble dryer, wall mounted glow worm boiler, double panel radiator, door to side, wood effect floor

Reception 3 - 14' 5" x 11' 3" (4.39m x 3.43m)

Double glazed windows to front aspect, radiator, wood effect floor

Stairs to 1st floor -

Radiator, doors to storage cupboard, double glazed window to front aspect, carpeted, loft access, door to.

Bedroom 1 - 14' 9" x 11' 2" (4.49m x 3.40m)

Dual aspect double glazed window to front and rear, double panel radiator, carpeted, door to

Ensuite - 8' 3" x 3' 9" (2.51m x 1.14m)

Modern 3 piece suite shower, low level w/c, white hand basin with vanity, double glazed window to rear, party tiled wall and floor, chrome radiator

Bedroom 2 - 14' 9" x 9' 9" (4.49m x 2.97m) Exc wardrobes

Double glazed window to front aspect, window seat, column radiator, carpeted, range of fitted wardrobes.

Bedroom 3 - 14' 5" x 10' 7" (4.39m x 3.22m)

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

Bedroom 4 - 14' 4" x 10' 8" (4.37m x 3.25m) Exc Wardrobes

Double glazed window to rear aspect, double panel radiator, carpeted, range of fitted wardrobes. door to

En Suite - 10' 7" x 5' 8" (3.22m x 1.73m)

Modern white 3 piece suite comprising shower, low level w/c, white hand basin with vanity. double glazed window to rear, chrome radiator, part tiled walls and floor.

Garden -

Large landscaped rear garden, paved patio area, large manicured lawn, vast outdoor kitchen, wood pagoda, further seating areas, greenhouse, gated side access.

Front Garden -

Large shingled gated driveway providing off street parking for several cars



Council Tax - F
Tenure - Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

