

# Cromwells



**Risborough Drive, Worcester Park, KT4 8DA**  
**£625,000**



Cromwells are delighted to present this immaculate and modern 3 bedroom, extended family home. The property is ideally located for access to Worcester Park mainline station (zone 4), well stocked high street, open parkland and a selection of schools and nurseries. This property has been updated throughout to include a beautiful open plan living area with fully fitted kitchen, downstairs WC, modern bathroom, garden with a detached garage and off street parking. Internal viewing recommended to appreciate fully what this home has to offer.

Off Street Parking · Central Location within walking distance to Worcester Park Station ·  
Beautiful Modern Interior · Private Garden with Garage

**Front Door**  
**Hall -**

Wood flooring, radiator, stairs to first floor landing, understairs storage cupboard, door to:

**Lounge/Diner/Kitchen -**

**Lounge** (12'0 x 10'5): Double glazed window to front aspect with fitted bespoke shutters, Victorian-style radiator, wood flooring, inset spotlights, open to:

**Kitchen/Diner** (14'6 x 5'5/17'2 x 10'5): Wood flooring, bi-fold doors to garden, modern vertical radiator, velux window, inset spotlights. Kitchen: Modern range of Shaker-style dove grey wall-mounted units with matching cupboards and drawers below, inset butler ceramic sink with marble effect quartz worksurfaces, tiled upstand, integrated AEG oven with microwave/combi oven above, inset induction hob with integrated extractor, integrated fridge freezer, slimline dishwasher and washing machine, wood flooring, double glazed window to rear aspect, inset spotlights, door to:



**WC -**

Modern 2 piece suite comprising a low level WC, wash hand basin with storage below, wood flooring, chrome towel radiator, niche.

**Stairs to First Floor Landing -**

Carpeted, double glazed window to side aspect, loft access (ladder, light, housing boiler, boarded, insulated), door to:

**Bedroom 1 - 11' 9" x 10' 0" (3.58m x 3.05m)**

Double glazed window to front aspect, fitted bespoke shutters, radiator, carpeted.

**Bedroom 2 - 10' 0" x 8' 1" (3.05m x 2.46m)**

Double glazed window to rear aspect, radiator, carpeted.

**Bedroom 3 - 8' 3" x 5' 9" (2.51m x 1.75m)**

Double glazed window to front aspect, radiator, carpeted.

**Bathroom -**

Modern white 3 piece suite comprising a panel-enclosed P shape bath with shower overhead, low level WC, wall-mounted wash hand basin, part-tiled walls and tiled flooring, double glazed window to rear, chrome radiator.

**Rear Garden -**

Paved patio area, mainly laid to lawn, shed, tap, lights, gated side access, access to garage with rear access.

**Garage -**

Passenger door, up and over door, power and light.





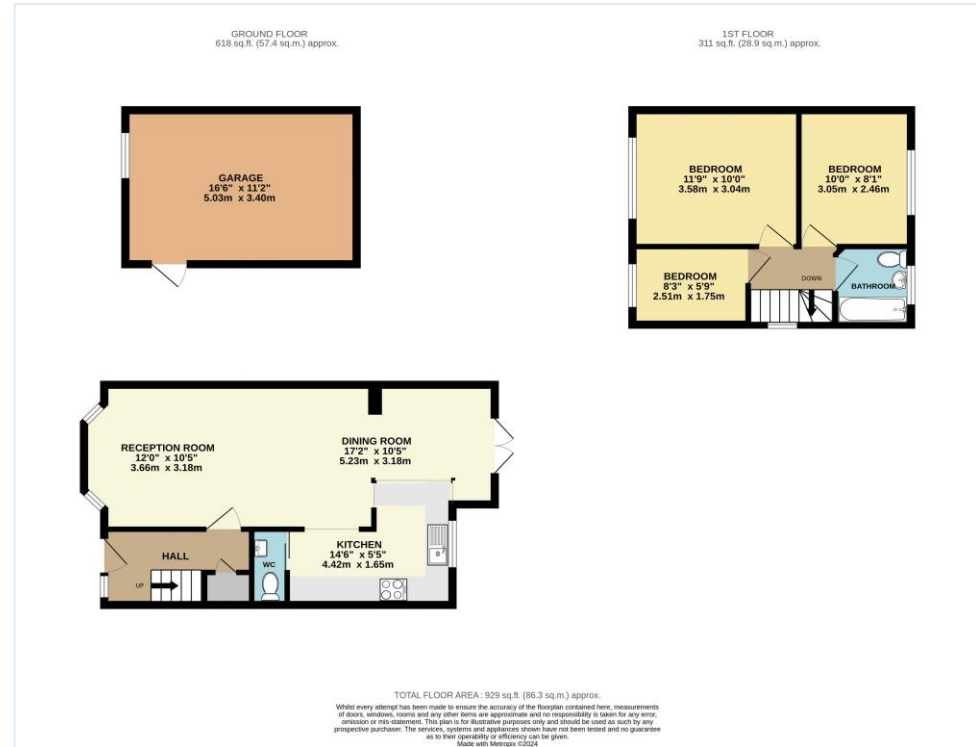
Council Tax - D  
 Tenure - Freehold  
 Total Floor Area - 929 sq ft (86.3 sq m)

Brabham Court, 45 Central Road  
 Worcester Park  
 Surrey  
 KT4 8EA

020 8337 6603  
 admin@cromwellswpark.com

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

