

Cromwells



Burnham Drive, Worcester Park, KT4 8SE
£875,000

Cromwells are delighted to present this extended four-bedroom semi-detached home. Modern Kitchen / Dining / Lounge with BI-Fold doors leading to a landscaped rear garden. Full security system. Master bedroom with En Suite. Ideally situated in a tree lined road between Worcester Park and North Cheam with transport links, schools, and amenities. Viewing highly recommended.

Hallway -

Wooden front door with leaded window, double panelled radiator, Amtico wood flooring, under stairs cupboard housing gas and electric meters, heating thermostat, door to downstairs w/c.

Downstairs W/C -

Low level w/c, floating sink with stainless steel mixer taps, tiled floor and half tiled walls, spotlights, and extractor fan.

Open Plan Kitchen, Dining, Lounge -

Kitchen - Range of units with larder cupboard and drawers, space for American fridge freezer and full-size wine fridge, wall mounted oven and combi oven microwave, plate warmer, induction electric hob with stainless steel extractor fan above. Breakfast bar seating area on Island housing with soft close functioning floor units, integrated dishwasher, bin cupboard and wine fridge, stainless steel sink with mixer tap providing instant boiling water, worktops with wooden effect splash back, double glazed lantern roof with lights surround, built in BOSE speaker system, CCTV camera to rear of house. **Dining area** - Double glazed windows to front aspect with bespoke plantation shutters, double panel radiator, bespoke fitted display units with cupboards below. **Lounge** - Bi-fold doors to rear, wall mounted radiator. Amtico wood flooring and under floor heating throughout.

Utility room -

Worcester boiler and mega flow system, space for washing machine and drinks fridge, continuation of Amtico wood flooring, under floor heating, spotlights, fuse box, cupboard housing security system and internet, door to workshop area with bespoke garage doors to front aspect.



Stairs to First Floor Landing -

Carpet and low-level floor lighting, access to loft (ladder, boarded, lighting).

Master bedroom - 18.10 x 16.11

Double glazed bay windows to front aspect, bespoke plantation shutters, double panel radiators, fitted wardrobes, carpet, spotlights, coving.

Ensuite -

Low level w/c, corner sink in vanity unit with stainless steel mixer tap and mirror unit above, stainless steel heated towel radiator, corner shower unit with glass surround and doors, stainless steel shower head and handheld shower spray. Tiled walls and floor, extractor fan, spotlights.

Bedroom 2 - 14.3 x 11.8

Double glazed window to rear, double panel radiator, carpet, coving.

Bedroom 3 - 14.9 x 8.0

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

Bedroom 4 - 13.0 x 8.2

Double glazed window to rear aspect, double panel radiator, carpet, coving.

Family Bathroom -

Double glazed window to rear aspect, low level w/c, free standing bath with stainless steel mixer tap and hand-held shower spray, walk in shower with Niche stainless steel overhead and hand-held spray, wash hand basin with stainless steel mixer taps, vanity mirror with LED lights, floating vanity cupboard, stainless steel wall mounted towel rail, tiled walls and floor, extractor fan.

Rear Garden -

Landscaped, York stone patio area, lawns and mature shrubs, water feature and decking area to rear, outside speakers, shed/workshop, outside lighting.

Front -

Resin driveway providing off street parking for several cars, arched porch with York stone step.



Council Tax – F
 Tenure – Freehold
 Square Foot - 1807

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

