

Cromwells



156 Kingshill Avenue, Worcester Park, Surrey, KT4 8DB

OIEO £625,000

**** OPEN DAY - 2nd OCTOBER – by appointment only****
Cromwells are pleased to offer this beautifully presented four bed family home in one of Worcester Parks popular Avenues. Recently extended into the loft providing the master bedroom and a spacious ensuite, with a further three bedrooms and family bathroom to the first floor. Downstairs comprises of a light front reception room, cloakroom, and a newly extended Kitchen/Diner, creating a modern and practical living space. The property also benefits from a new water main, new gas central heating system and new electric rewiring throughout. To the rear, a mainly laid to lawn private west facing garden with large patio area and side access.

A prime location for Worcester Park mainline station (Zone 4), the high street, excellent local schools and easy access to the A3. This property is offered with no onward chain. Internal viewing highly

Fantastic Location - 4 Bedroom Family Home · Newly Refurbished / Extended Property · Spacious Kitchen/Diner · Ensuite to Master Bedroom

Accommodation

This recently refurbished property comprises of a spacious light front reception room, cloakroom, and a newly extended Kitchen/Diner, creating a modern and practical living space.

The property also benefits from a new water main, new gas central heating system and new electric rewiring throughout. On the first floor there are two double bedrooms and a single, and on the third floor a beautifully presented Master Bedroom with en suite. A prime location for Worcester Park mainline station (Zone 4), the high street, excellent local schools and easy access to the A3. This property is offered with no onward chain. Internal viewing highly recommended. EPC Rating D.

Outside

To the rear, a mainly laid to lawn private west facing garden with large patio area and side access.







Council Tax - D
Tenure - Freehold

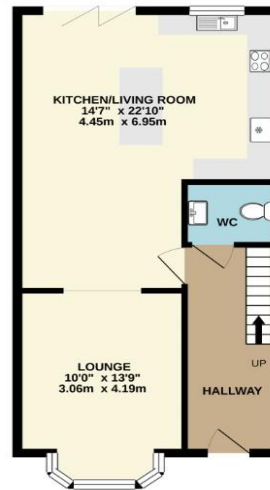
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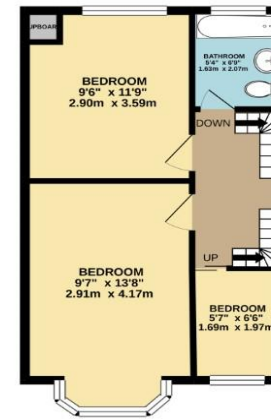
Disclaimer

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

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (104.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

