

Cromwells



Oaks Avenue, Worcester Park, KT4 8XG
Offers in Excess of £775,000

Situated in one of Worcester Park's most desirable locations is this 3 bedroom semi detached family home. The property offers the new owners NO ONWARD CHAIN, ample and flexible living space, modern kitchen and shower room, 3 good size bedrooms, South West facing garden, garage, off street parking and potential to extend (STPP). Located ideally for access to Worcester Park high street with a selection of transport links including mainline station (zone 4), a selection of shops and eateries nearby along with well performing schools. Internal viewing is highly recommended.

No Onward Chain · South-West Facing Rear Garden ·
Potential to Extend STPP · Off Street Parking & Garage

Porch
Hallway -

Wood-effect flooring, double panel radiator, stairs to first floor landing, understairs storage cupboard, door to:

WC -

White 2 piece suite comprising a low level WC, wash hand basin, part-tiled walls and flooring.

Through Lounge/Diner -

Lounge (14'9 x 12'6): Double glazed window to front aspect, double panel radiator, feature fireplace, wood-effect flooring, open to:

Diner (12'6 x 12'2): Wood effect flooring, double panel radiator., open to:

2nd Lounge (12'2 x 9'6) Wood-effect flooring, double panel radiator, double glazed doors to garden.

Kitchen - 15' 1" x 9' 6" (4.59m x 2.89m)

Modern range of wall-mounted high gloss units with matching cupboards and drawers below, roll top work surfaces, inset stainless steel 1.5 bowl sink, integrated oven and hob with extractor above, space for fridge freezer, space and plumbing for washing machine and dishwasher, wall-mounted "Worcester" boiler, double-panel radiator, tiled flooring, double glazed window to rear aspect, double glazed door to side access.



Stairs to First Floor Landing -

Carpeted, double glazed window to side access, wood-effect flooring, door to:

Bedroom 1 - 14' 9" x 11' 6" (4.49m x 3.50m)

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

Bedroom 2 - 15' 1" x 11' 6" (4.59m x 3.50m)

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

Bedroom 3 - 10' 10" x 6' 11" (3.30m x 2.11m)

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

Shower Room -

Modern 3 piece suite comprising a free standing shower, low level WC, wash hand basin with storage below, inner cupboard, chrome radiator, tiled flooring, part-tiled walls, double glazed window to rear aspect, loft access.

Rear Garden -

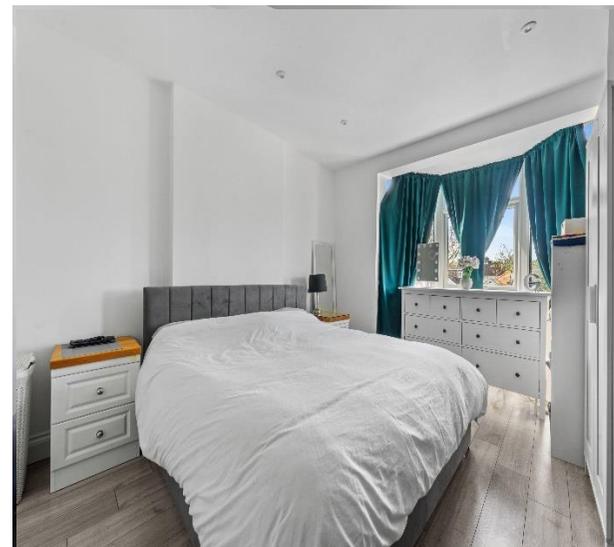
South-West facing, mainly laid to lawn, patio area, mature trees and shrubs, tap, brick shed, outhouse with power and light and access to garden.

Front -

Block paved driveway providing off street parking.

Garage -

Up and over door, power and lighting.



Council Tax - F
 Tenure - Freehold
 Total Floor Area – 1,162.5 (108 sq m)

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

