

Cromwells



Cheam Common Road, Worcester Park, KT4 8QR
Guide Price £612,500

VENDOR SUITED - Offered to the market is this extended 5 bedroom semi detached family home. Although the property has been extended it does offer further scope to extend (STPP), with already having 2 separate reception rooms, utility room, downstairs shower room, garage, 3 double bedrooms along with a bedroom 5/Study room. This property is located ideally for access to a selection of sought after schools, a well stocked high street, mainline station (zone 4). Internal Viewing highly recommended.

Vendor Suited · Off Street Parking ·
Private Rear Garden · 2 Reception Rooms

Porch -

Double glazed door and window to front, front door.

Hallway -

Radiator, carpeted, under stairs storage, wall mounted thermostat, stairs to 1st floor landing, door to:

Lounge - 13' 7" x 13' 6" (4.14m x 4.11m)

Double glazed window to front aspect, double panel radiator, partial wood effect flooring, feature electric fire, ceiling coving.

Kitchen / Breakfast Room - 13' 6" x 9' 11" (4.11m x 3.02m)

Range of wooden wall mounted units with matching cupboards and drawers below, some with carousel storage, under cabinet lighting, inset stainless steel sink, integrated double oven, integrated hob with extractor fan above, space for fridge freezer, space and plumbing for dishwasher, pantry cupboard, double panel radiators, tiled floor, double glazed window to rear aspect, door to garage.

Dining Room - 12' 2" x 10' 6" (3.71m x 3.20m)

Double glazed doors to garden, fitted units to alcoves, radiator, carpeted, ceiling coving.

Utility Room - 9' 9" x 4' 6" (2.97m x 1.37m)

Double glazed window to rear aspect, space and plumbing for washing machine and tumble dryer, work surfaces, tiled floor, door to garden, door to:



Shower Room -

White 3 piece suite comprising shower, low level w/c, wash hand basin with storage below, chrome radiator, tiled walls and floors, double glazed window to rear.

Stairs to 1st Floor -

Carpeted, loft access (pull-down loft ladder) door to:

Bedroom - 12' 0" x 11' 7" (3.65m x 3.53m)

Double glazed bay window to front aspect, radiator, carpeted, range of deep, mirrored wardrobes with vanity unit, ceiling fan, ceiling coving.

Bedroom - 12' 0" x 10' 7" (3.65m x 3.22m)

Double glazed window to rear aspect, radiator, carpeted, cupboard housing 'Worcester' boiler and cylinder, fitted wardrobe, ceiling coving.

Bedroom - 7' 4" x 6' 10" (2.23m x 2.08m)

Double glazed window to front aspect, radiator, fitted 'Sharps' wardrobes, chest and cupboards, wood effect flooring.

Family Bathroom - 7' 10" x 5' 3" (2.39m x 1.60m)

White 4 piece suite comprising panel enclosed bath with hand shower attachment, shower cubicle, wash hand basin with vanity unit, low level w/c, double glazed window to rear aspect, tiled walls, radiator

Bedroom - 13' 1" x 6' 11" (3.98m x 2.11m)

Double glazed window to front aspect, radiator, carpeted, ceiling fan, ceiling coving.

Bedroom / Office - 8' 2" x 6' 11" (2.49m x 2.11m)

Double glazed window to rear aspect, radiator, carpeted.

Rear Garden -

Mainly laid to lawn, fence enclosed, raised patio area leading to further patio, outside tap.

Front -

Off street parking for several cars.

Garage-12' 6" x 6' 11" (3.81m x 2.11m)

Up and over door, light and power.



Council Tax - E
 Tenure - Freehold
 Square Foot - 1234 sq f (114.6 sq m)

95 Banstead Road
 Carshalton
 Surrey
 SM5 3NP

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



TOTAL FLOOR AREA: 1234 sq.ft. (114.6 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.
 Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

