

Cromwells



Brockenhurst Avenue, Worcester Park, KT4 7RF
£790,000

Cromwells are delighted to present this stunning extended 3-bedroom family home. This property has undergone major upgrading and extension works to include large kitchen family room, separate lounge, modern bathroom, 2 double bedrooms, garden, off street parking. Also offering further extension potential. Located ideally in a tree lined road within close proximity to a selection of schools and nurseries along with Worcester Park high street. Malden Manor and Worcester Park stations are also in walking distance. Viewing is a must to appreciate this property.

Stunning Open Plan Kitchen / Family Room ·
Off Street Parking and Garage ·
Private Rear Garden ·

Ideally Located Between Malden Manor and Worcester Park Station

Front -

Block paved driveway with access to garage, lawn area.

Front Door -

Hallway -

Double panelled radiator with decorative cover, stairs to 1st floor landing, under stairs cupboard, engineered wood flooring, door to

W/C -

White 2-piece suite comprising low level w/c with push flush, wall mounted wash hand basin, tiled floor, extractor fan.

Lounge - 13' 11" x 11' 2" (4.24m x 3.40m)

Double glazed bay window to front aspect, Victorian style radiator, engineered wood flooring, feature fireplace.



Kitchen/Diner/Family Room - 26' 3" x 17' 5" (7.99m x 5.30m)

Kitchen - Modern range of wall mounted units with matching cupboards and drawers below, work surfaces, inset grey 1.5 bowl sink and drainer, touch start mixer tap, integrated 'NEFF' oven with micro / combi oven above, inset 'Siemens' 5 ring induction hob with extractor above, integrated fridge freezer and dishwasher, tiled backsplash, engineered wood flooring, under floor heating.
Dining / Family Room - Bi-fold doors to garden, large roof light, engineered wood flooring, underfloor heating, feature fireplace, door to garage.

Stairs to 1st Floor -

Carpeted, double glazed window to side aspect, loft access, (pull down ladder, part boarded), door to

Bedroom 1 - 14' 4" x 10' 9" (4.37m x 3.27m)

Double glazed bay window to front aspect, bespoke fitted shutters, Victorian style radiator, carpeted, range of Shaker style fitted wardrobes, feature fireplace, picture rail, ornate ceiling rose.

Bedroom 2 - 13' 5" x 10' 8" (4.09m x 3.25m)

Double glazed window to rear aspect, Victorian style radiator, carpeted, feature fireplace, picture rail, ornate ceiling rose.

Bedroom 3 - 7' 9" x 7' 2" (2.36m x 2.18m)

Double glazed window to front aspect, bespoke fitted shutters, Victorian style radiator, carpeted, picture rail, ornate ceiling rose.

Bathroom - 8' 6" x 6' 11" (2.59m x 2.11m)

Modern white 3-piece suite comprising P shape bath with shower overhead and hand shower attachment, large wall mounted sink with storage below, low level w/c, part tiled walls, tiled floor, wall mounted black radiator, dual aspect double glazed window to rear and side, extractor fan.

Rear Garden -

Mainly laid to lawn, raised patio area, mature fruit tree, lighting, access to garage.

Garage - 24' 7" x 7' 1" (7.49m x 2.16m)

Double doors to front, double glazed doors to rear, space and plumbing for washing machine and tumble dryer, wall mounted 'Worcester' boiler.

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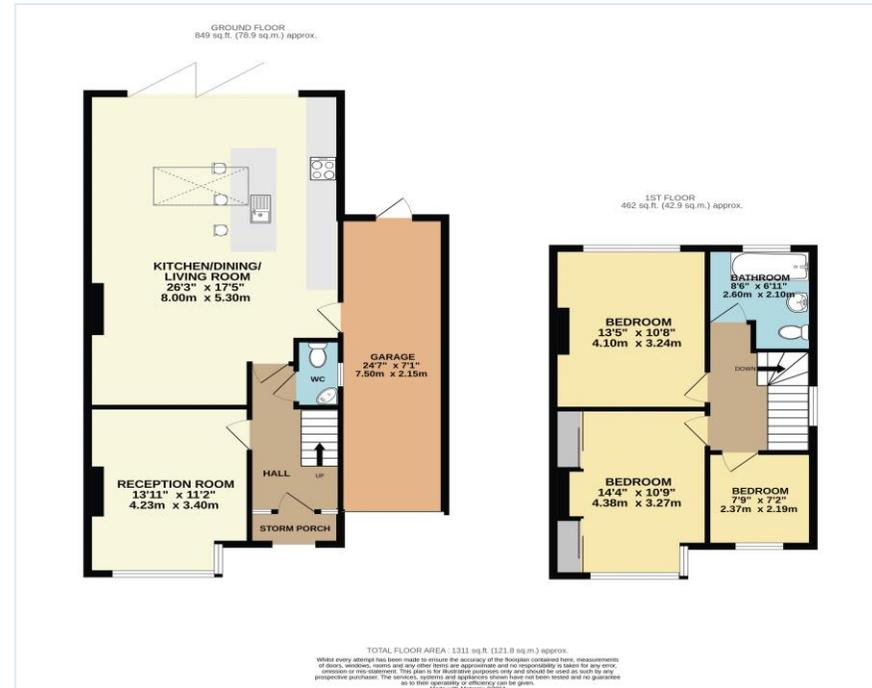
Council Tax - E
 Tenure - Freehold
 Total Floor Area – 1311 sq ft (121.8 sq m) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

