

72 Boscombe Road, Worcester Park

Worcester Park

Guide Price £440,000

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Worcester Park

Offered to the market is this 2 bedroom, mid terrace family home. The property offers delightful through lounge / diner opening onto the garden, newly fitted kitchen, 2 bedrooms, bathroom and brick-built summerhouse with electricity offering potential for home office / gym, along with scope to extend STPP and off street parking for 2 cars.

Located in a sought-after residential location within walking distance of various bus routes, (93 bus to Morden and then Northern line tube into London) or Worcester Park mainline station (zone 4) , approximately 30 minutes to Waterloo, well stocked high street. Close to open spaces of The Hamptons and a selection of sought after schools and nurseries. Internal viewing highly recommended.

Council Tax band: D

Tenure: Freehold

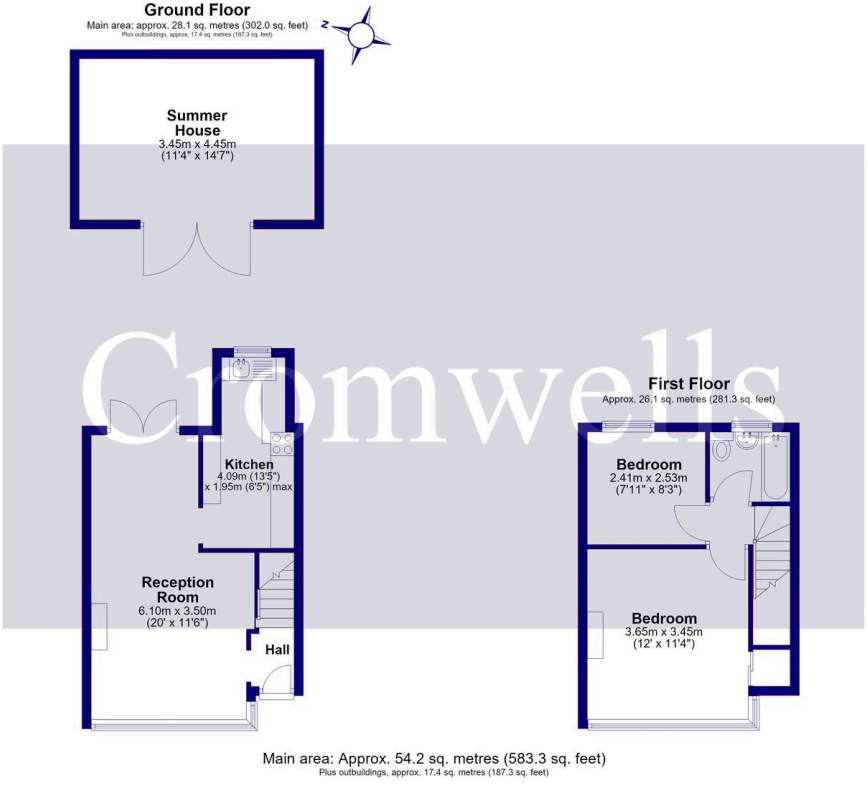
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Square Foot - approx. 583.3 sq.ft (54.2 sq.mt)

Plus outbuildings - approx. 187.3 sq.ft (17.4 sq.mt)+

- Newly Fitted Kitchen
- Off Street Parking for 2 Cars
- Brick Summerhouse
- Walking Distance to Worcester Park Station (Zone 4)
- Recently Fitted Boiler



Front
Driveway providing off street parking, front door.

Inner Hallway
Carpeted, stairs to 1st floor, radiator, door to

Lounge / Diner
20' 0" x 11' 6" (6.10m x 3.50m)
Double glazed window to front aspect with fitted blinds, double panelled radiator, feature fireplace, wood effect flooring, double glazed doors to garden, door to

Kitchen
13' 5" x 6' 5" (4.09m x 1.95m)
Recently replaced modern, shaker style wall mounted units with matching cupboards and drawers below, wood effect work surfaces, inset stainless steel sink and drainer, space for oven and fridge/freezer, space and plumbing for dishwasher, double glazed window to rear aspect, wood effect flooring.

Stairs to 1st Floor Landing
Carpeted.







Landing
Carpeted, door to

Bedroom 1
12' 0" x 11' 4" (3.65m x 3.45m)
Double glazed bay window to front aspect, fitted blinds, fitted cupboards and drawers, radiator, carpeted.

Bedroom 2
7' 11" x 8' 4" (2.41m x 2.53m)
Double glazed window to rear aspect, cupboard housing 'Worcester' boiler and storage, radiator, carpeted.

Bathroom
Modern white 3 piece suite comprising tile enclosed bath with shower overhead, w/c, wash hand basin with cupboard below, tiled walls and floor, double glazed window to rear aspect, loft access.

Garden
Mainly laid to lawn, patio area, tap, further rear patio, access to utility cupboard and brick built summerhouse .

Utility Cupboard
Space and plumbing for washing machine and tumble dryer.

Summerhouse
11' 4" x 14' 7" (3.45m x 4.45m)
Double glazed doors, wood effect flooring, power and light.









Cromwells Estate Agents

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