



64 Pembury Avenue, Worcester Park, KT4 8BT



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Guide price £585,000

**Cromwells**  
ESTATE AGENTS





# 64 Pembury Avenue

Worcester Park, KT4 8BT

Guide price £585,000

Cromwells Wallington are delighted to offer this three bedroom extended family home. The property boasts modern open plan living, a detached garage and ample off street parking.

Pembury Avenue is an ideal location for commuters, with a direct Zone 4 rail link to Waterloo in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Airports. Bus services run to Morden's Northern Line Station in approx. 15 minutes. The attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Nandos, Costa, Caffè Nero, Starbucks, Boots, WH Smiths & Superdrug as well as an array of independent shops. There is a broad selection of pubs & bars and of eateries to satisfy most culinary requests. Young families are attracted to the area's plethora of high performing schools and no less than seven parks close by.

## Accommodation

Covered entrance  
Obscure double glazed front door to..

Entrance hall  
Wood effect flooring, double panel radiator, obscure UPVC double glazed window to front aspect.

Lounge  
Double glazed leaded light bay window to front aspect, double panel radiator, fireplace with tiled surround and wooden mantelpiece, wood laminate flooring, open plan to..

Dining area  
Feature brick fireplace, wood laminate flooring, space for tall standing fridge/freezer, access to under stairs storage cupboard and range of fitted wall units, open plan to..

Snug  
UPVC double glazed doors to rear aspect, double panel radiator, coved ceiling, serving hatch.

Kitchen  
Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine and dishwasher, space for cooker, UPVC double glazed window to rear aspect and door to side, wall mounted combination boiler.







Stairs to 1st floor landing  
Obscure double glazed window to side aspect, loft access.

Bedroom one  
UPVC double glazed bay window to front aspect, double panel radiator, wood laminate flooring.

Bedroom two  
Double glazed leaded light window to rear aspect, double panel radiator, wood laminate flooring.

Bedroom three  
UPVC double glazed window to front aspect, single panel radiator, wood laminate flooring.

Bathroom  
Three-piece suite comprising panel enclosed bath with chrome taps and further thermostatic shower, pedestal wash hand basin with chrome taps, low-level push button flush WC, single panel radiator, part tiled walls, tiled effect flooring, obscure double glazed leaded light window to rear aspect.

Rear garden – Approximately 60ft  
Paved patio area with footpath leading to rear, lawn section with shrubs and flower beds bordering, two garden sheds, gated side access, outside tap.

Detached garage  
Up/over door, with further parking area at front.

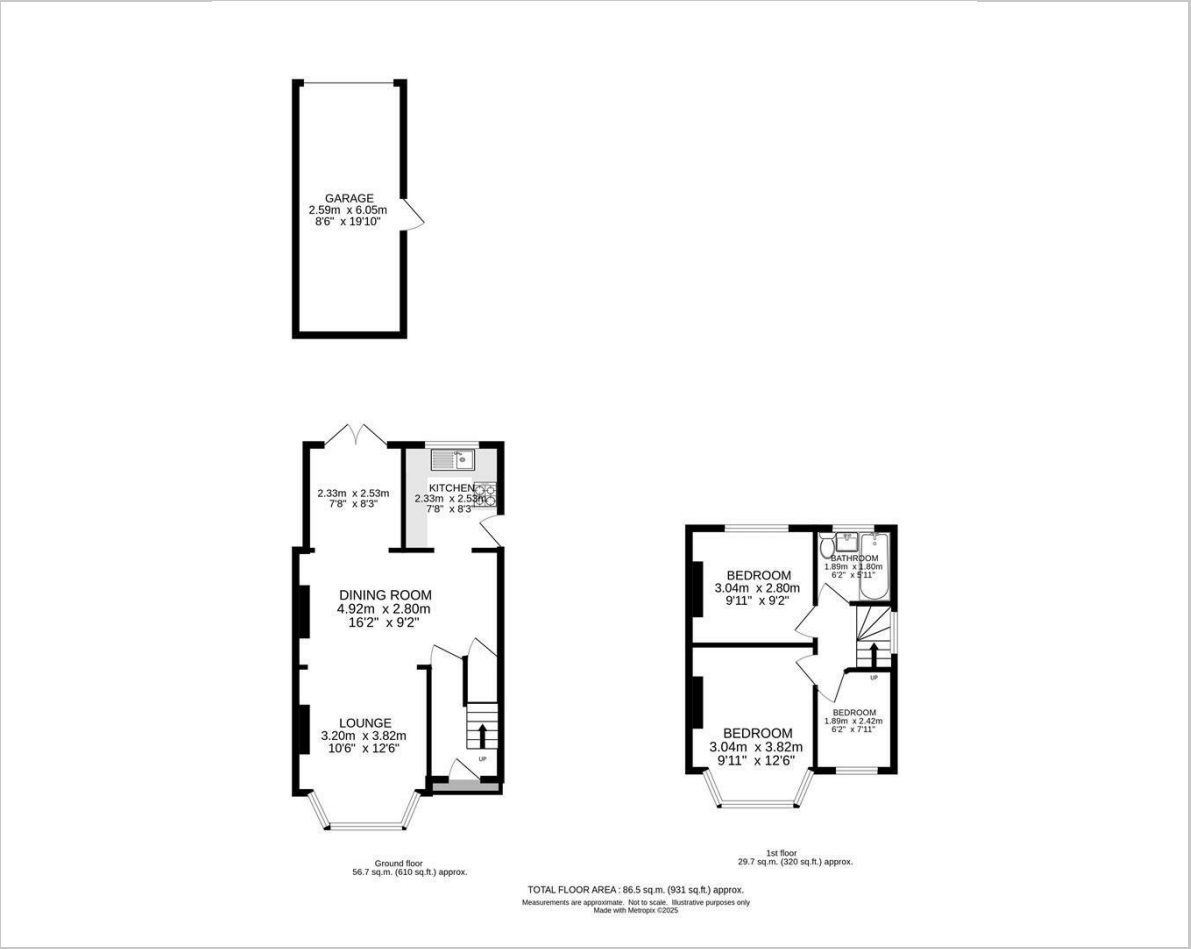
Front  
Block paved driveway providing off street parking.

#### BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete



Floor Plan



Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

