



Lynwood Drive, Worcester Park

The **PERSONAL** Agent

Offers In Excess Of £950,000 Freehold

- Substantial And Attractive Semi-Detached Home
- Accommodation In Excess Of 2100 Sq. Ft
- Five Bedrooms And Two Bathrooms
- Two Reception Rooms
- Stunning Open Plan Kitchen Lounge Dining Room With Bifold Door Access To 150ft Rear Garden
- Practical Utility Room And D/S Cloakroom
- Driveway With Space For Multiple Cars
- Conveniently Located Within 5-10 Minutes Of High Street, Station, Schools And Park



The Personal Agent are delighted to welcome to the market this stunning and extended semi-detached family home. Set on one of Worcester Park's most sought after roads and conveniently located within 5-10 minute walking distance to Worcester Park's high street, train station, schools and park.

This beautiful home provides over 2100 sq.ft of flexible and spacious accommodation, meaning that it's sure to tick all the right boxes for any growing family. Tastefully decorated throughout, with five well proportioned bedrooms and two reception rooms all with oak wood flooring. There are two bathrooms upstairs, a downstairs cloakroom and a spacious utility/boot room. The wow factor of this home is the vast open plan kitchen and lounge-dining room that provides plenty of entertaining space and opens up directly onto a sizeable patio via wall to wall bi-fold doors.

There is a beautiful 150ft landscaped garden laid mainly to

lawn with a second patio at the rear which is the perfect suntrap late into the evening. The garden benefits from integrated mains lighting and power points so you can have full benefit of the space. At the very rear of the garden there is concrete base for both a garden office and garden room/gym complete with internet connection. A large shed is also situated at the bottom of the garden and provides ample storage. To the front of the property is a paved driveway that can accommodate several cars.

The practicality of this home's location, well proportioned rooms and ample entertaining space, makes this an excellent family home. Your earliest viewing is recommended to avoid missing out on a home sure to have high levels of interest.

*Garden office is subject to additional negotiation at the discretion of the sellers

Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport.

The property is within walking distance of both Stoneleigh and Worcester Park mainline rail stations with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports, making this property ideal for a commuter too.

Tenure - Freehold



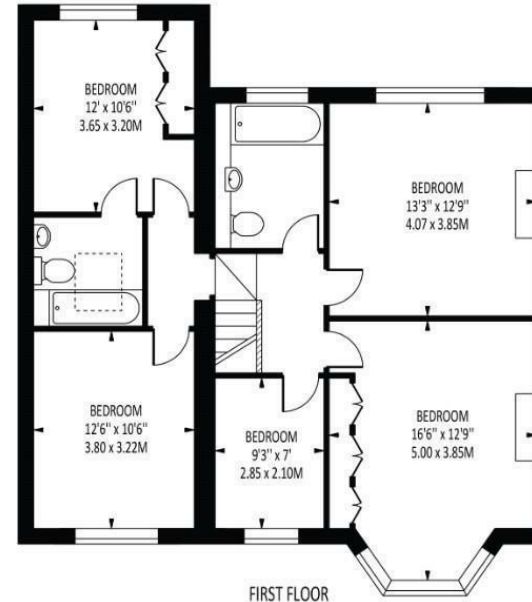
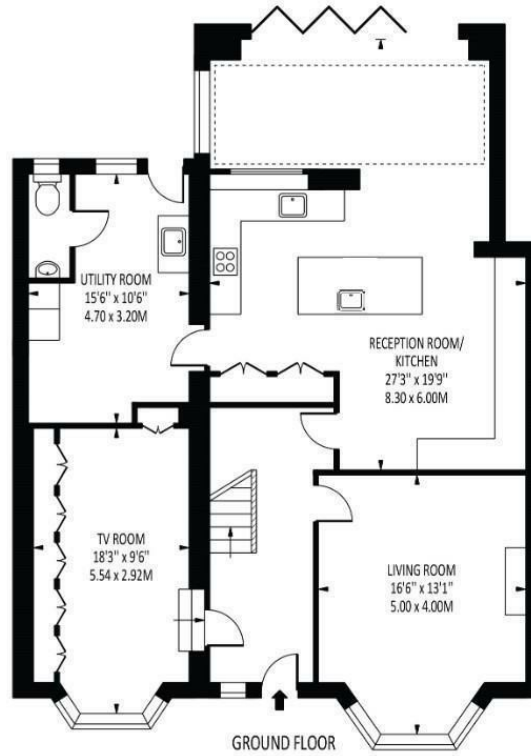
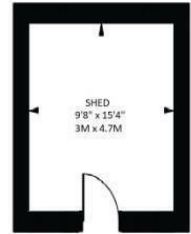


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Lynwood Drive

Total Area: 2189 SQ FT • 203.40 SQ M
(Including Office)
Office Area : 84 SQ FT • 7.84 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

