

Cromwells



Lindsay Road, Worcester Park, KT4 8LF
Guide Price £475,000

Situated in a desirable location is this 2-bedroom extended home. The property offers a recently extended kitchen / Diner overlooking the rear garden, modern downstairs shower room, lounge, 2 double bedrooms, bathroom and off-street parking. Situated ideally for access to a well stocked high street, access to bus routes, Worcester Park mainline station (zone 4) and ample schools and nurseries. The property offers the new owners a chance to still modernise and improve. Internal viewing highly recommended to appreciate what the property has to offer.

Extended Kitchen / Diner · 2 Bathrooms ·
Sizeable Garden and Garage · Driveway

Driveway -

Blocked paved drive proving off street parking.

Composite Front Door -

Hallway -

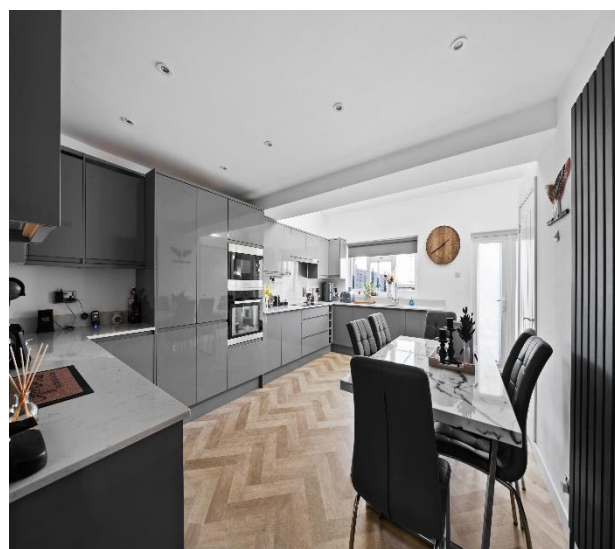
Wood effect flooring, radiator, understairs storage also housing consumer unit, gas meter, stairs to 1st floor landing.

Lounge - 12' 4" x 10' 6" (3.76m x 3.20m)

Double glazed Georgian style window to front aspect, blinds, radiator with decorative cover, wood effect flooring, picture rail.

Kitchen/Diner - 17' 5" x 16' 3" (5.30m x 4.95m)

Range of grey high gloss units with cupboards and drawers below, quartz work surfaces, inset stainless steel sink, integrated oven and microwave, inset hob with extractor above, space for fridge freezer, integrated dishwasher, radiator, wood effect flooring, double glazed doors and windows to garden, Velux window, door to



Shower Room -

Morden 3-piece suite comprising shower, w/c, wash hand basin with cupboard below, chrome radiator, wood effect flooring.

Laundry Cupboard -

Space and plumbing for stacked washing machine and tumble dryer, shelving.

Stairs to 1st Floor Landing -

Carpeted, loft access, door to

Bedroom 1 - 11' 4" x 16' 3" (3.45m x 4.95m)

Dual double glazed Georgian style windows to front aspect, window seat, radiator, cupboard over stairs, carpeted.

Bedroom 2 - 10' 2" x 10' 2" (3.10m x 3.10m)

Double glazed windows to rear aspect, radiator, wood effect flooring, door to cupboard housing 'Worcester' combi boiler.

Bathroom -

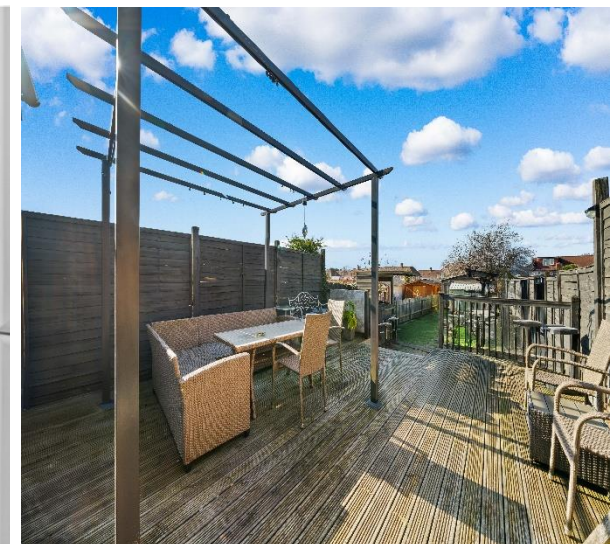
Modern white 3-piece suite comprising P shape bath with shower and hand shower overhead, w/c, wash hand basin with cupboard below, chrome radiator, double glazed window to rear aspect, storage cupboard.

Garden -

Mainly laid to artificial lawn, raised decked entertaining area leading down to paved patio, shed, access to garage, tap, power point.

Garage -

Up and over door, power, light and passenger door.



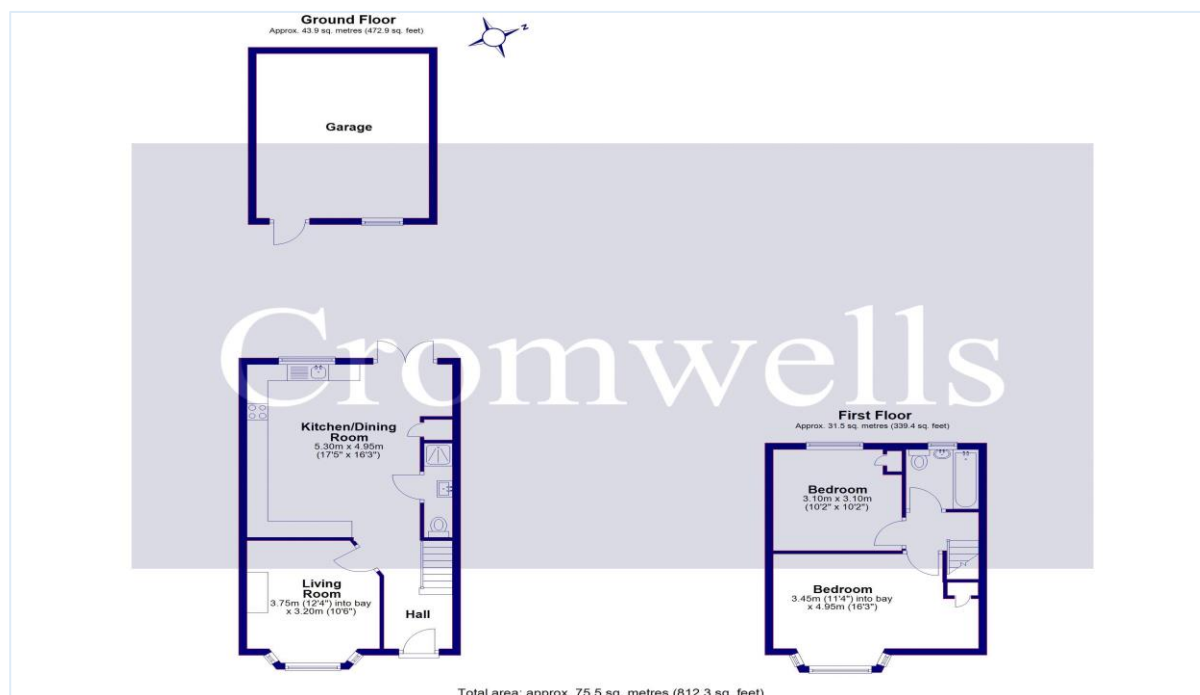
Council Tax - D
 Tenure - Freehold
 Square Foot – approx. 812.3 sq.ft (75.5 sq.m)

Brabham Court, 45 Central Road
 Worcester Park
 Surrey
 KT4 8EA

020 8337 6603
 admin@cromwellswpark.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

