

FOR SALE



Lingfield Road, Worcester Park, KT4
Guide Price £475,000 - £500,000 FH


MARTIN&CO

Lingfield Road, Worcester Park, KT4

- CORNER PLOT / INVESTMENT OPPORTUNITY
- 3/4 BEDROOM END OF TERRACE HOUSE
- REQUIRES MODERNISATION
- NO CHAIN
- 2/3 RECEPTION ROOMS & KITCHEN/DINER
- GROUND FLOOR STUDY/4TH BEDROOM
- GARAGE WITH SIDE ACCESS. POTENTIAL OSP
- GOOD LOCAL SCHOOLS
- ASSESSIBLE TO NORTH CHEAM & WORCESTER PARK
- POTENTIAL TO EXTEND FURTHER (STPP)
- VIEWING RECOMMENDED



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**CORNER PLOT INVESTMENT / HOUSE
NO CHAIN. MODERNISATION REQUIRED.**

A great opportunity to update/develop this 3/4 bedroom end of terrace house, close to North Cheam & Worcester Park high streets.

Comprises of 2 reception rooms, kitchen/diner extended to side, study/4th bedroom to the front and a lean-to storage on the ground floor. On the first floor are 2 double bedrooms, 3rd single bedroom, bathroom & a cloakroom. Externally there are front & rear gardens, with a rear garage, accessed from Cheam Common Road.

May suit a family looking to move in and update over time or an investor. Huge potential to extend into the loft, rear & side further (STPP). Permit parking in street.

EPC Band E.

Sutton Council Tax Band D = £2,269.72 pa.

VIEWING HIGHLY RECOMMENDED.

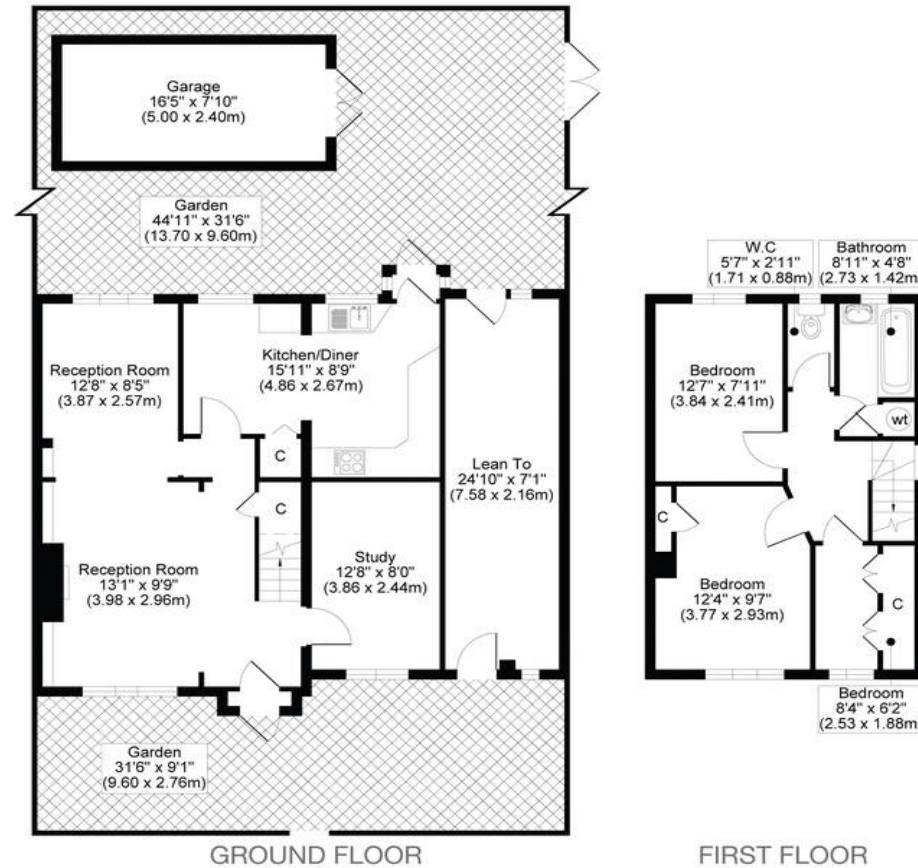
SOLE AGENT. KEYS HELD.



LINGFIELD ROAD, KT4

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & LEAN-TO 1344 SQ.FT (125 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & LEAN-TO 1038 SQ.FT (96 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.