

# Cromwells



**Lincoln Road, Worcester Park, KT4 8AN**  
**Guide Price £850,000**

Cromwells are delighted to offer this unique 4 bedroom, extended, detached family home. Located superbly for access to Worcester Park mainline station/zone 4, bus routes, well stocked high street and a selection of sought after schools.

The property offers a wealth of flexible accommodation including a 26 ft reception room, a large, modern kitchen and diner, study, 4 bedrooms, 2 bathrooms, garden and ample off street parking. Viewing is highly recommended to appreciate what the property offers.

4 Bedrooms and 2 Bathrooms · Modern Kitchen ·  
Ample Off Street Parking · Walking Distance to Worcester Park  
Station

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**Front -**

Shingled providing off street parking for several cars.

**Front Door -**

**Porch -**

Tiled floor, door to rear, door to:

**Lounge - 10' 10" x 27' 1" (3.30m x 8.25m)**

Dual double glazed window to front aspect, double panel radiator, feature fireplace, door to:

**Inner Hall -**

Wood effect flooring, radiator, stairs to first floor, large downstairs storage cupboard, door to:

**Bathroom -**

White 3 piece suite comprising a tile-enclosed bath with shower overhead, WC, wash hand basin with vanity below, fitted linen cupboard, double panel radiator, wood-effect flooring, double glazed window to side aspect.

**Bedroom - 9' 10" x 13' 5" (2.99m x 4.09m)**

Double glazed window to side aspect, radiator, wood-effect flooring, door, door to cupboard housing electric fuseboard.



### **Kitchen/Diner -**

**Kitchen - 9'8" x 22'2" (2.95m x 6.75m)** - Modern range of high gloss wall-mounted units with matching cupboards and drawers below, inset 1.5 bowl sink, marble-effect quartz work surfaces, integrated double oven, inset electric hob with extractor fan above, integrated dishwasher, space for fridge freezer, peninsula with seated area, double glazed window to rear, tiled floor, underfloor heating.

**Diner - 13'1" x 14'9" (4.00m x 4.50m)** - Double glazed window and sliding door to garden, large roof lantern, tiled floor, underfloor heating, door to:

### **Utility Room - 8' 0" x 8' 6" (2.44m x 2.59m)**

Range of wall-mounted units and cupboards below, work surfaces, space and plumbing for washing machine and tumble dryer, wood-effect flooring, door to garage, door to hallway.

### **Garage - 7' 11" x 8' 6" (2.41m x 2.59m)**

Power and light, up and over door.

### **Study - 4' 0" x 2' 8" (1.22m x 0.81m)**

Double glazed window to front aspect, underfloor heating, tiled floor, large sliding door storage cupboard.

### **Stairs to First Floor Landing -**

Carpeted stairs, wood-effect flooring to landing, door to:

### **Bedroom - 10' 0" x 9' 1" (3.05m x 2.77m)**

Velux window to rear, wood-effect flooring, door to:

### **Bedroom - 8' 2" x 15' 7" (2.49m x 4.75m)**

Velux window to front, double glazed window to front, wood-effect flooring, eaves storage housing Megaflor, door to interconnecting cupboard.

### **Bedroom - 19' 0" x 10' 8" (5.79m x 3.25m)**

Velux window to rear, double glazed window to front, wood-effect flooring, double-panel radiator, range of fitted wardrobes, loft access.

### **Shower Room -**

White 3 piece suite comprising a shower, pedestal wash hand basin, w/c, Velux window, chrome radiator, wood flooring.

### **Garden -**

Paved patio, lights and power points, lawn area, pond, tap, sheds, side access to door.



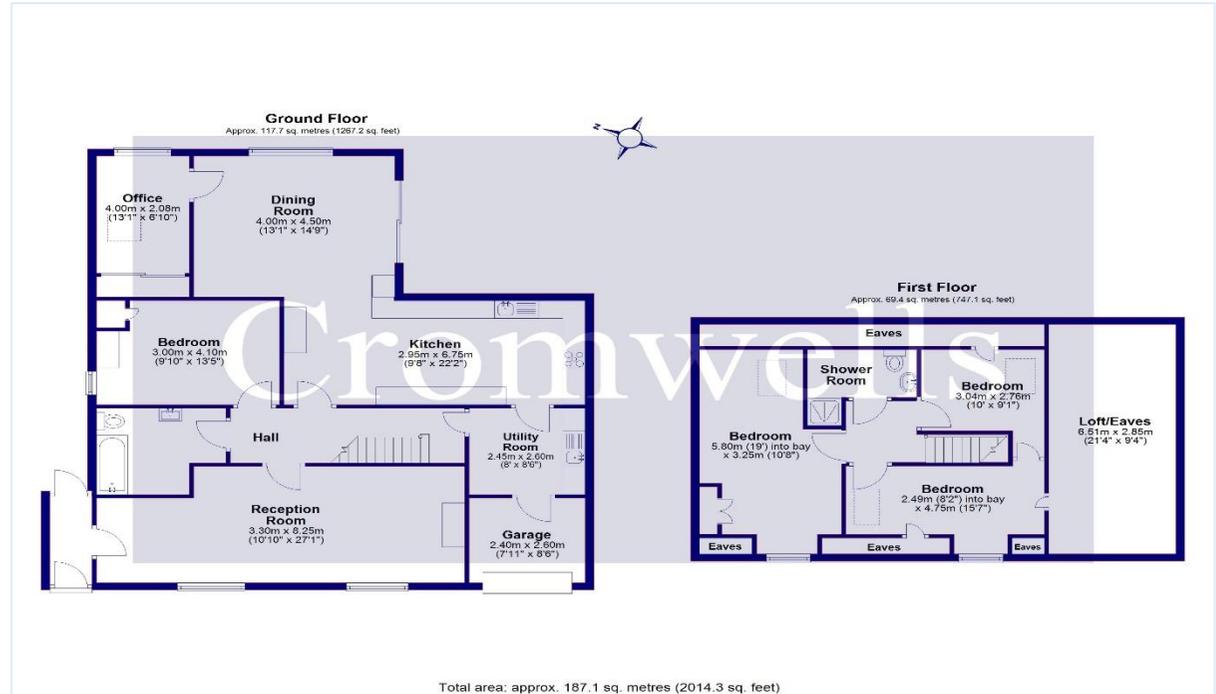
Council Tax - D  
 Tenure - Freehold  
 Square Foot – 2014.3 sq.ft (187.1 sq.m)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

