



Lindsay Road,

- ****Guide Price £500,000 - £525,000****
- Two Bedroom Mid Terraced Family Home
- Off Street Parking
- Large Garage to the Rear

Guide Price £500,000

- Completely Refurbished
- Fitted Kitchen
- Extended to the Rear with Garage
- Ideal for First Time Buyers

Tenure: Freehold

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Lindsay Road,

DESCRIPTION

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Nestled on the charming Lindsay Road, this mid-terrace house offers a delightful blend of modern comfort and classic appeal. Spanning an impressive 681 square feet, this property has been completely refurbished to a high standard. A brand new fitted kitchen ensures that it meets the needs of contemporary living while retaining its character.

The house features two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The two well-proportioned bedrooms provide a serene retreat, ideal for rest and relaxation. The bathroom suite that also boasts underfloor heating is thoughtfully designed, offering both functionality and style.

One of the standout features of this property is the ample parking space available for up to three vehicles, a rare find in many urban settings. This convenience adds to the overall appeal, making it an excellent choice for families or professionals alike.

Built between 1930 and 1939, this home boasts a rich history while benefiting from modern upgrades. The refurbishment has been carried out with meticulous attention to detail, ensuring that every corner of the house is both aesthetically pleasing and practical.

Whether you are looking to settle down in a vibrant community or seeking a sound investment, this property on Lindsay Road presents an exceptional opportunity. With its prime location and high-quality finishes, it is sure to attract interest from discerning buyers. Do not miss the chance to make this beautifully refurbished house your new home.



LINDSAY ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 681 SQ FT - 63.27 SQ M
 (EXCLUDING GARAGE)
 APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 236 SQ FT - 21.93 SQ M



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 OR 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.

Council Tax: D

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-60) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

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