

# Butler's

thoughtful estate agency



Lynwood Drive  
Worcester Park, KT4 7AE

Guide price £825,000



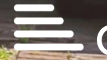
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## Lynwood Drive

Worcester Park, KT4 7AE

GUIDE PRICE £825,000 - £850,000 Having been extensively extended to the side, this wonderful home has so much to offer, both inside and out. Location wise, this prestigious road is just a short walk into the high street, with you having excellent schooling on your doorstep. Worcester Park station is also extremely close by, providing quick links into the City. Despite all of this, sitting in your low maintenance, level rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book or have friends over.

Inside the property, you can't fail to be impressed by the amount of space, as this is a house that has been totally remodeled from the original layout to now be a thoroughly modern home for families - with further potential to create a large kitchen/dining/family room. And being in the sort of condition you can just unpack your bags and move straight in, yet having the potential to change to your own taste.

Upstairs, there are four double bedrooms and 2 bathrooms (one being a 'hidden' ensuite) for maximum convenience. On the ground floor there is a huge amount of versatility, so be prepared to be impressed. There is a fabulous, light and airy lounge, cloakroom, and access to the garage, which has a smart, replaced roller door. The updated kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills, which ideally runs adjacent to the dining room.

Finishing of the internal accommodation is a further reception room that is ideal for a home office or family room/snug, with a sensational conservatory that overlooks the aforementioned garden, which will be everything you've ever dreamed of if you have a family. To the front, the property further boasts a driveway, providing off-street parking.

### GROUND FLOOR





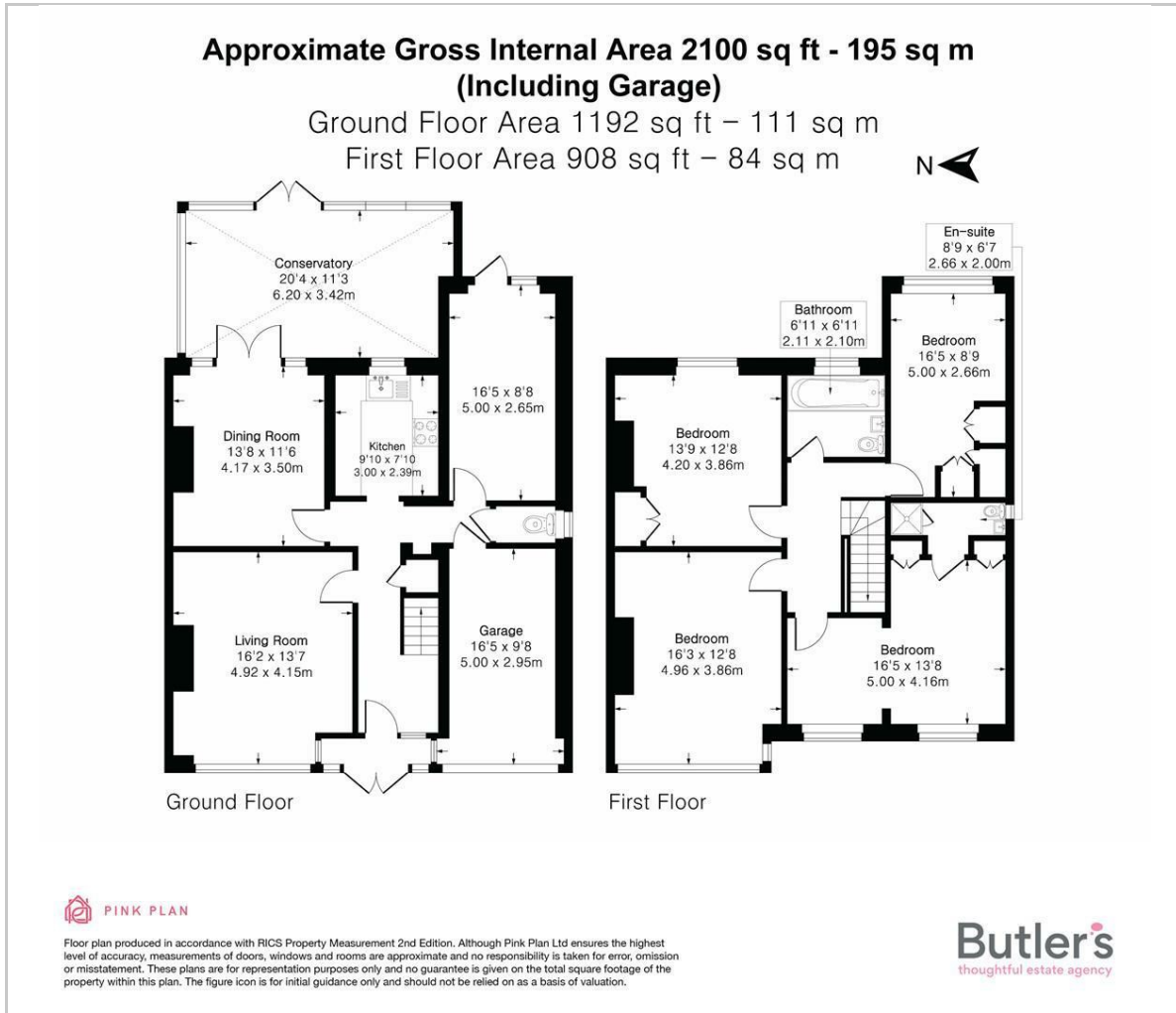
- Porch
- Hallway
- Living Room  
16'2 x 13'7 (4.93m x 4.14m)
- Dining Room  
13'8 x 11'6 (4.17m x 3.51m)
- Kitchen  
9'10 x 7'10 (3.00m x 2.39m)
- Study/Reception  
16'5 x 8'8 (5.00m x 2.64m)
- Cloakroom
- Conservatory  
20'4 x 11'3 maximum (6.20m x 3.43m maximum)
- FIRST FLOOR**
- Landing
- Bedroom  
16'5 x 13'8 maximum (5.00m x 4.17m maximum)



- 'Hidden' En-Suite  
8'9 x 6'7 maximum (2.67m x 2.01m maximum)
- Bedroom  
16'3 x 12'8 (4.95m x 3.86m)
- Bedroom  
13'9 x 12'8 (4.19m x 3.86m)
- Bedroom  
16'5 x 8'9 maximum (5.00m x 2.67m maximum)
- Family Bathroom  
6'11 x 6'11 (2.11m x 2.11m)
- OUTSIDE**
- Driveway
- Integrated Garage  
16'5 x 9'8 maximum (5.00m x 2.95m maximum)
- Rear Garden



## Floor Plan



## Viewing

Please contact our Butler's Worcester Park Office on 020 39 069 169 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

