

Cromwells



Lindsay Road, Worcester Park, KT4 8LE
£475,000

Situated on a highly sought after residential tree lined road is this 2-bedroom family home. The property offers a modern eat in kitchen overlooking the garden, bright lounge, 2 double bedrooms, modern shower room and off-street parking. Ideally situated for access to Worcester Park high street, a selection of well-regarded schools and close proximity to Worcester Park mainline station (zone 4) with links into London Waterloo. Viewing highly recommended.

Off Street Parking · Landscaped Rear Graden ·
2 Double Bedrooms · Modern Eat In Kitchen

Front -

Driveway -

Providing off street parking.

Hallway -

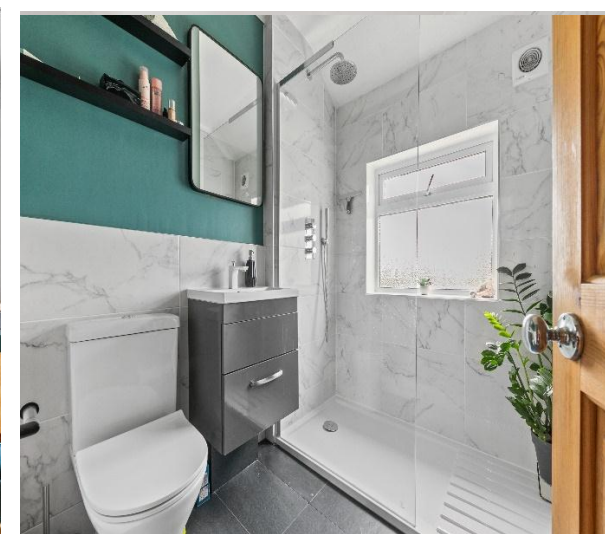
Wood effect flooring, double panelled radiator, understairs storage cupboard, stairs to 1st floor landing, door to

Lounge - 12'10" x 11'4" (3.90m x 3.45m)

Double glazed Georgian style bay window to front aspect, fitted blinds, feature fireplace, wood effect flooring, double panelled radiator.

Kitchen/Diner - 16'4" x 9x4" (4.94m x 2.84m)

Modern range of shaker style wall mounted units with matching cupboards and drawers below, wood effect work surface, inset 1.5 bowl ceramic sink, space for oven and fridge freezer, space and plumbing washing machine, tiled upstand, double glazed window and door to garden, wood effect flooring, double panelled radiator.



Stairs to 1st Floor Landing -

Carpeted, loft access (ladder, insulated).

Bedroom 1 - 16'1" x 11'2" (4.89m x 3.40m)

2 double glazed Georgian style windows to front aspect, double panelled radiator, wood effect flooring, shelved niche.

Bedroom 2 - 10'1" x 10'1" (3.08m x 3.08m)

Double glazed window to rear aspect, double panelled radiator, wood effect flooring, range of fitted wardrobes, one housing 'Viessmann' combi boiler.

Shower Room - 6'7" x 6'2" (2.00m x 1.89m)

Modern 3-piece suite comprising of large shower with hand shower attachment, low-level w/c, wash hand basin with drawer below, part tiled walls, chrome heated towel radiator, double glazed window to rear aspect, tiled floor.

Rear Garden -

Fence enclosed, paved patio area, tap, mature shrubs, further rear patio, summer house.



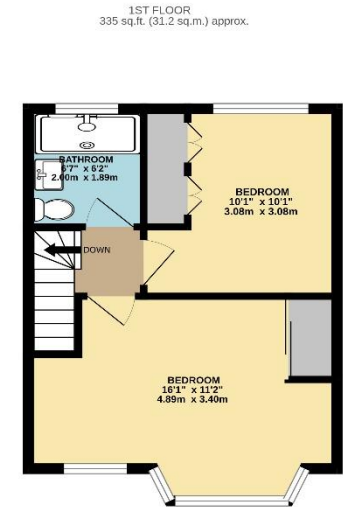
Council Tax - D
 Tenure - Freehold
 Square Foot - 668 sq.ft. (62.0 sq.m.)

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Disclaimer

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TOTAL FLOOR AREA: 668 sq.ft. (62.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	
55-68	D		90 B
39-54	E		
21-38	F		
1-20	G		

