

Cromwells



Lindsay Road, Worcester Park, KT4 8LF
Guide Price £450,000

Offered with No Onward Chain is this modern style 2 double bedroom end of terrace home. This property offers eat in kitchen, lounge / diner overlooking the garden, downstairs cloakroom, 2 double bedrooms, 1 with ensuite shower, rear garden with side access and 2 allocated spaces for off street parking. This property is situated ideally for access to Worcester Park high street with an array of shops and amenities including various bus routes and Worcester Park mainline station (zone 4). Positioned within easy reach of a selection of local schools and nurseries. Internal viewing highly recommended.

No Onward Chain · 2 Double Bedrooms ·
2 Allocated Parking Spaces · Rear Garden with Side Access

Front Door -

Hallway -

Wood effect flooring, wall mounted fuse board, double panelled radiator, understairs storage, stairs to 1st floor, door to

Kitchen/Breakfast Room - 11'2 x 9'8 (3.40m x 2.95m)

Range of shaker style wall mounted units with matching cupboards and drawers below, work surfaces, 1.5 bowl sink, integrated oven and hob with extractor above, integrated fridge freezer, space and plumbing for washing machine and dishwasher, cupboard housing boiler, double glazed window to front aspect, tiled upstand, tiled floor, double panelled radiator.

W/C -

White 2-piece suite comprising of low-level w/c, pedestal wash hand basin, radiator, wood effect flooring, double glazed window to side aspect.

Lounge/Diner - 16'5 x 11'4 (5.00m x 3.45m)

Double glazed window and door to garden, 2 radiators, carpeted.



Stairs to 1st Floor Landing -

Carpeted, door to airing cupboard housing hot water cylinder, loft access (loft ladder), door to

Bedroom 1 - 13'3 x 9'4 (4.05m x 2.85m)

Double glazed window to front aspect, radiator, carpeted, doors to double wardrobe, door to

Shower Room - 5'1 x 2'11 (1.55m x 0.90m)

Comprising enclosed shower, wash hand basin, radiator, double glazed window to side aspect, tiled walls.

Bedroom 2 - 10'4 x 9'10 (3.15m x 3.00m)

Double glazed window to rear aspect, radiator, carpeted.

Bathroom - 6'11 x 5'11 (2.10 x 1.80)

3-piece suite comprising of panelled enclosed bath with shower attachment, low level w/c, wash hand basin with cupboard below, part tiled walls, radiator, double glazed window to rear, wood effect flooring.

Rear Garden -

Fence enclosed, paved, tap, gated side access.

Front -

2 allocated parking spaces, small lawn area, gate to rear garden.



Council Tax - E
Tenure - Freehold
Total Floor Area – 739 sq.ft (68.6 sq.m)

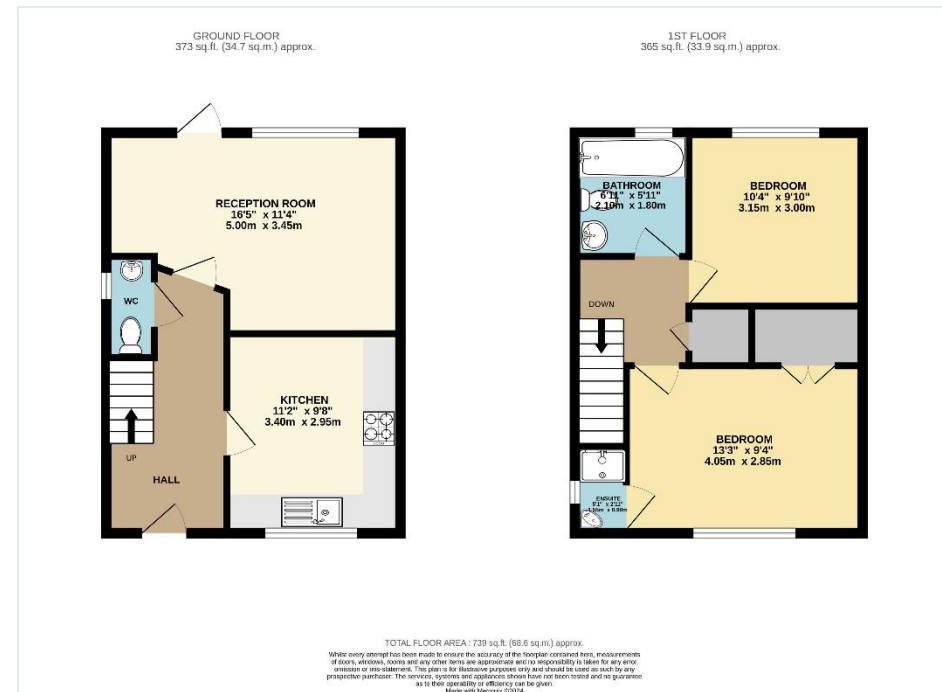
Brabham Court, 45 Central Road
Worcester Park
Surrey
KT4 8EA

020 8337 6603
admin@cromwellswpark.com

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither

Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

