



LINDSAY ROAD, WORCESTER PARK, KT4 OIEO £600,000 FREEHOLD

A DECEPTIVELY SPACIOUS, AND BEAUTIFULLY PRESENTED, EXTENDED FAMILY HOME FEATURING THREE DOUBLE BEDROOMS, TWO BATHROOMS AND A 90FT APPROX. REAR GARDEN



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AT A GLANCE

- 3 Double Bedrooms
- Living Room
- Open Plan Kitchen
- Dining/Family Room
- Sun Room
- Family Bathroom plus En-Suite
- Large Garden Room and Garage
- Work from Home Opportunity
- Garden 90ft Approx
- Walking Distance of High Street
- Council Tax Band D
- EPC Rating D

DESCRIPTION

A beautifully presented and deceptively spacious three double bedroom family home featuring a circa 90ft rear garden, a large garden studio/office and a wonderful contemporary kitchen/diner. The property is ideally situated in an ultra-convenient location close to Worcester Park high street, with its variety of shops, bars, restaurants, and transport links including Worcester Park train station and bus routes to Sutton, Kingston, and Heathrow.

The property has been thoughtfully designed and extended for modern day living. The extensions added have enabled spacious room sizes throughout and the neutral palette compliments the light and airy feel of the house.

The accommodation comprises an entrance porch, a large front aspect living room, a good-sized kitchen, a dining/family room, a conservatory/playroom, three well-proportioned double bedrooms, a family bathroom with shower, an en-suite shower room and a large landing with built in cupboards providing plenty of storage.

Externally, the westerly facing rear garden is landscaped with a large patio off the back of the house with steps down to the lawn area surrounded by mature trees and shrubs creating the perfect private space for outside dining and socialising. The large outbuilding is ideal for use as a games room, studio, or work from home office. To the front, the double driveway provides plenty of off-street parking. There is also a garage reached via an access road.

The local area boasts well-regarded education facilities including Grammar schools in the borough and families will benefit from lots of amenities such as leisure centres, cricket clubs and several parks.



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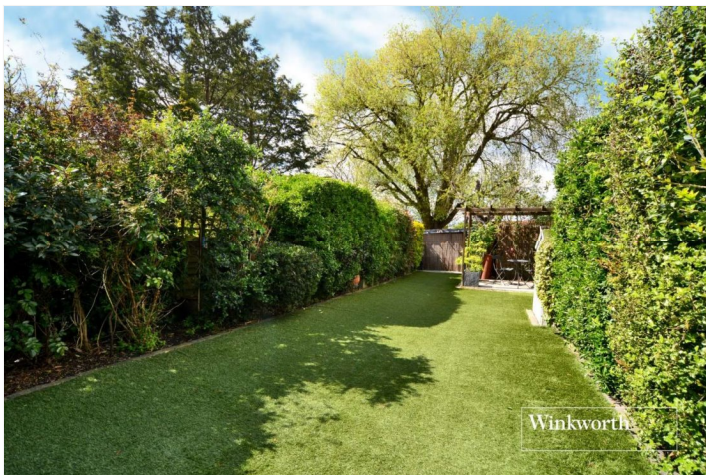
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ACCOMMODATION

Living Room - 16' x 10'10" max (4.88m x 3.3m max)

Kitchen - 12'2" x 9'7" max (3.7m x 2.92m max)

Dining/Family Room - 18' x 10'4" max (5.49m x 3.15m max)

Sun Room - 8'2" x 8' max (2.5m x 2.44m max)

Downstairs Bathroom - 10' x 6' max (3.05m x 1.83m max)

Bedroom - 13' x 11' max (3.96m x 3.35m max)

En-Suite Shower/WC

Bedroom - 14'2" x 10' max (4.32m x 3.05m max)

Bedroom - 12'4" x 8' max (3.76m x 2.44m max)

Landing/Utility Area - 11'7" x 8'3" max (3.53m x 2.51m max)

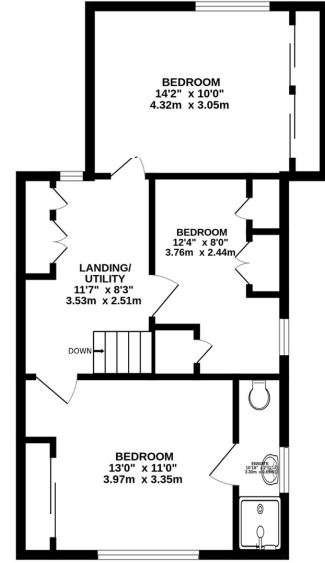
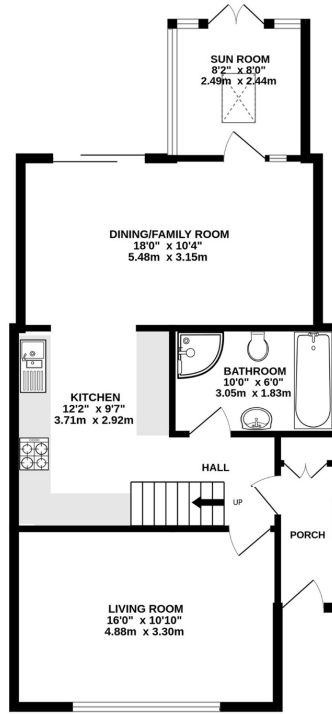
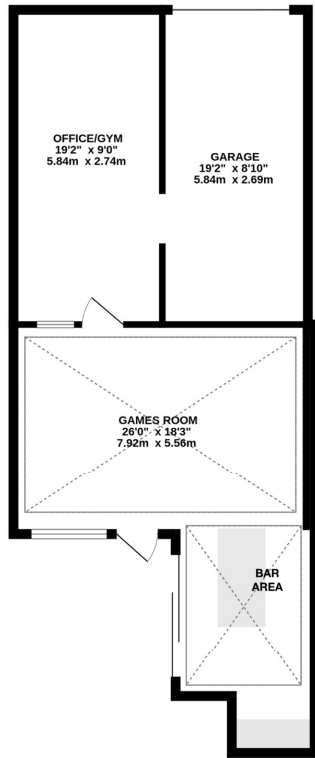
Garden Room with Bar Area - 26' x 18'3" max (7.92m x 5.56m max)

Office/Gym - 19'2" x 9' max (5.84m x 2.74m max)

Garage - 19'2" x 8'10" max (5.84m x 2.7m max)

Garden - Approx. 90ft

Off Street Parking



GROUND FLOOR

FIRST FLOOR

Lindsay Road, Worcester Park KT4 8LF

INTERNAL FLOOR AREA (APPROX.) 1206 sq ft/ 112.0 sq m

OUTBUILDING 670 sq ft/ 62.2 sq m

Garden extends to 90' (27.43m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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