



**LINGFIELD ROAD, WORCESTER PARK, KT4**  
**£595,000 FREEHOLD**

**A WONDERFUL FAMILY HOME REFURBISHED TO A  
 VERY HIGH STANDARD LOCATED IN A QUIET CUL-DE-  
 SAC CLOSE TO WORCESTER PARK**

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## AT A GLANCE

- Impressive Renovated Family Home
- Four Bedrooms
- Living Room
- Modern Kitchen/Dining Room
- Shower Room
- Family Bath/Shower Room
- Attractive Rear Garden
- Residents Permit Parking
- Nearby Bus Stops
- Easy Reach of Worcester Park High Street
- Well-Regarded Schools
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

Located in a quiet cul-de-sac, close to Worcester Park high street, a variety of well-regarded schools and transport links, this beautifully presented family home has been carefully extended and refurbished by the current owners to create luxury and contemporary accommodation throughout.

The property on the ground floor comprises a spacious entrance hall, a bright and airy dual aspect living room and a gorgeous fully fitted kitchen. Particular features include the solid oak fire surround and engineered wood flooring to the living room and the wall and base units to the kitchen incorporating quartz worktops, high tech Bosch appliances and a Blanco sink with Grohe mixer tap. For convenience, a utility cupboard offers space and plumbing for washing machine, tumble dryer and fridge/freezer. In addition, two sets of double-glazed French doors with integrated blinds provide access to the rear garden.

On the first floor, there are three well-proportioned bedrooms and a modern family shower room, with high-end fittings including Merlyn shower, Grohe mixer taps and Chrome dual fuel towel radiator. On the second floor, the principal bedroom is air conditioned for comfort and includes a Juliet balcony providing beautiful sunset views as well as eaves storage and a luxurious four-piece family bathroom.

The current owner has advised that all refurbishments have been completed with high quality materials and finished to a high standard. The property features smart oak and limestone flooring, decorative radiators, oak finished fire-check doors, plenty of LED spotlights and a beautiful oak and glass staircase. The house has level floors throughout and no door thresholds.

Externally, the attractive rear garden is high fence enclosed for privacy and includes a decking area ideal for outside dining with family and friends. To the front, the wall enclosed front garden also provides access to the rear.

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## ACCOMMODATION

### Entrance Hall

**Living Room** - 11'11" x 11' max (3.63m x 3.35m max)

**Kitchen/Dining Room** - 13'1" x 11'5" max (4m x 3.48m max)

**Bedroom** - 14'4" x 9'7" max (4.37m x 2.92m max)

**Bedroom** - 14'4" x 7'10" max (4.37m x 2.4m max)

**Bedroom** - 10'10" x 6'7" max (3.3m x 2m max)

**Family Shower Room** - 7'7" x 4'6" max (2.3m x 1.37m max)

**Bedroom** - 20'2" x 10'5" max (6.15m x 3.18m max)

**Bathroom** - 9'9" x 6'4" max (2.97m x 1.93m max)

**Garden** - Approx. 37ft



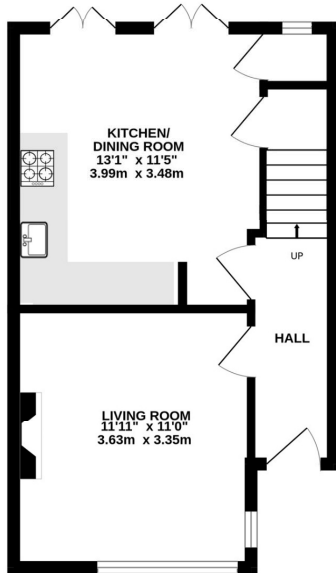


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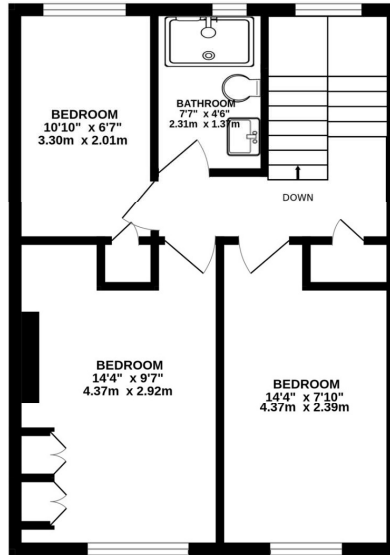
INTERNAL FLOOR AREA (APPROX.) 1193 sq ft/ 110.8 sq m

Excluding Shed

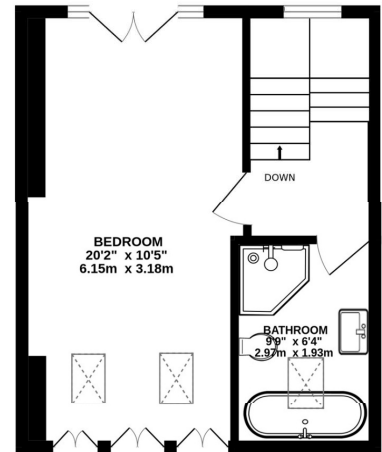
Garden extends to 37' (11.3m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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.

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

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