



**LINDSAY ROAD, WORCESTER PARK, KT4**

**OIEO £625,000 FREEHOLD**

**A SPACIOUS FOUR DOUBLE BEDROOM, TWO BATHROOM  
SEMI-DETACHED FAMILY HOME SITUATED WITHIN  
WALKING DISTANCE OF WORCESTER PARK HIGH STREET**

**Winkworth**

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## AT A GLANCE

- 4 Double Bedrooms
- 2 Reception Rooms
- Kitchen
- Utility Room
- Family Bathroom
- Shower/WC
- Garden approx. 35ft
- Close to Well-Regarded Schools
- Close to Worcester Park High Street
- Easy Reach of Zone 4 Train Station
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

Set over three floors, this semi-detached Edwardian family home, features four double bedrooms, two bathrooms and is ideally situated within walking distance of Worcester Park high street, with its variety of shops, bars, restaurants, and transport links including Worcester Park train station and several bus routes to surrounding areas.

Local schools are well-regarded and include Dorchester Primary School, Cheam Common Junior's and Infant's and St Cecilia's Catholic Primary School.

The accommodation includes a spacious entrance hall, two well-proportioned reception rooms, a good-sized kitchen with access to the rear garden, utility, four double bedrooms, the family bathroom and an en-suite shower room.

The property offers some lovely features including sash windows, attractive fireplace, wood burner and high ceilings.

Externally, the garden is high fence enclosed for privacy, is mainly laid to lawn, and includes a patio area ideal for outside dining and socialising. To the front, the garden is fence enclosed with attractive hedge set along the wide side passage leading to the rear.



## ACCOMMODATION

### Entrance Hall

**Living Room** - 13' x 11' max (3.96m x 3.35m max)

**Dining Room** - 12' x 11'5" max (3.66m x 3.48m max)

**Kitchen** - 10'10" x 6'2" max (3.3m x 1.88m max)

### Utility Room

**Bedroom** - 16'6" x 10'5" max (5.03m x 3.18m max)

**Bedroom** - 12' x 11'3" max (3.66m x 3.43m max)

**Bathroom** - 10'10" x 6'2" max (3.3m x 1.88m max)

**Bedroom** - 14'7" x 10'6" max (4.45m x 3.2m max)

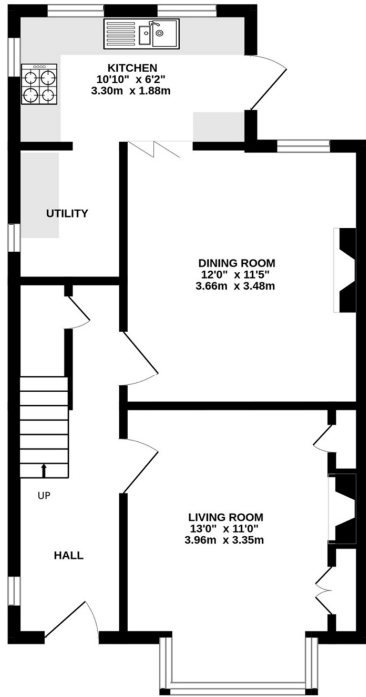
**Bedroom** - 10'9" x 10'8" max (3.28m x 3.25m max)

### Shower/WC

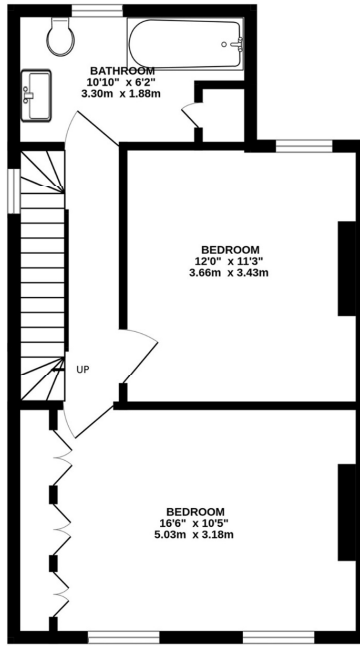
**Garden** - Approx. 35ft



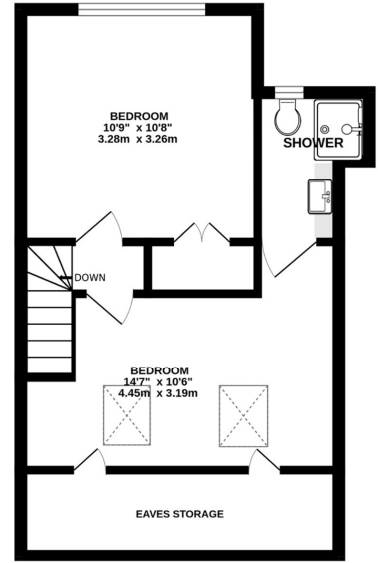
Lindsay Road, Worcester Park KT4 8LF  
 INTERNAL FLOOR AREA (APPROX.) 1230 sq ft/ 114.3 sq m  
 Garden extends to 35' (30.48m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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