



Lindsay Road, , Worcester Park, KT4 8LF

- Four Bedroom End Of Terrace House
- Hugely Flexible Living Space
- NO ONWARD CHAIN
- Close to Worcester Park Station
- Garage, That Could Be Converted
- Potential To Rearrange The Receptions Rooms To Open Plan
- Driveway
- Landscaped Garden

Guide Price £600,000



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DESCRIPTION

Guide Price £600,000 - £625,000

Representing outstanding value for a four-bedroom home in such a convenient Worcester Park location, this versatile family property offers generous accommodation, excellent potential and easy access to local amenities, schools and transport links. The ground floor features a modern fitted kitchen, downstairs cloakroom and two reception areas, including a bright living space with bi-fold doors opening onto the rear garden. A separate reception room provides flexibility as a formal dining room, family room or home office.

Arranged over two upper floors, the property offers four well-proportioned bedrooms, including a principal bedroom with its own shower room. Ideal for growing families, the layout provides adaptable living space to suit a variety of lifestyles. A particular highlight is the scope for further improvement, with potential to create a larger open-plan layout, extend to the rear or convert the garage into additional living accommodation, subject to the necessary permissions.

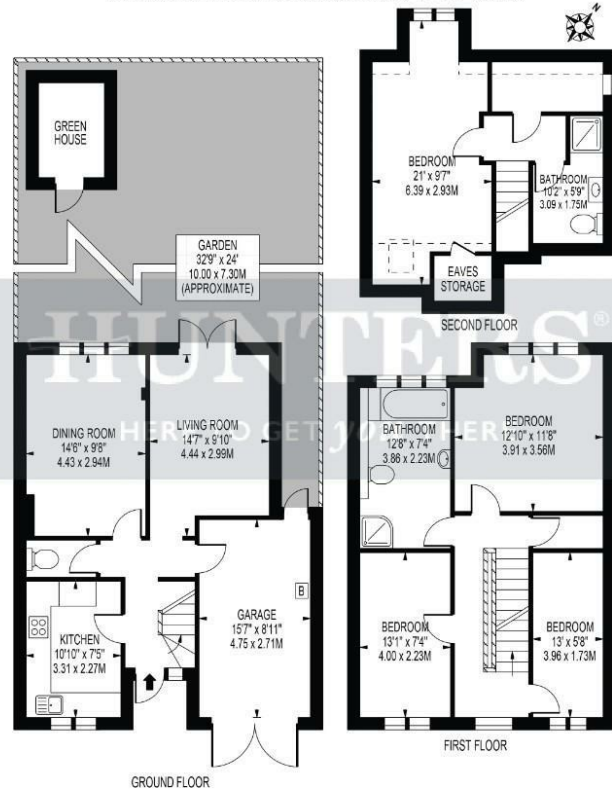
Outside, there is off-street parking, a landscaped rear garden and a garage. Four-bedroom homes offering this level of space, flexibility and future potential at this price point are rarely available so close to Worcester Park town centre and station





LINDSAY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1436 SQ FT - 133.44 SQ M
 (INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & GARAGE, EXCLUDING GREEN HOUSE)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 51 SQ FT - 4.78 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 139 SQ FT - 12.87 SQ M



FOR ILLUSTRATION PURPOSES ONLY
 THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Viewings

Please contact worcesterpark@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



94 Central Road, Worcester Park, KT4 8HU
 Tel: 0208 432 2347 Email: worcesterpark@hunters.com <https://www.hunters.com>

