



Lindsay Road, Worcester Park

- Extended Two Bedroom Terraced House
- Two Double Bedrooms
- Open Plan Kitchen Area
- Gas Central Heating
- Off Road Parking For 2 Cars
- Large Sunny Garden
- Great Transport Links
- Full Double Glazing

Offers Over £475,000

Tenure: Freehold

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Lindsay Road, Worcester Park

DESCRIPTION

Situated on the popular Lindsay Road, this charming two-bedroom terraced home offers well-balanced living space and the added benefit of off-road parking for two cars. The ground floor is beautifully presented with hardwood flooring running through the two reception rooms, creating a warm and cohesive living environment. These reception areas flow naturally into one another, making the space ideal for both relaxing and entertaining. To the rear, the modern open-plan kitchen is fitted with stylish grey tiled flooring, a range of wall and base units, integrated appliances, and attractive light wood worktops, creating a contemporary and practical hub of the home.

Upstairs, the property continues to impress with two generously sized double bedrooms. The main bedroom has been thoughtfully extended and benefits from built-in storage, offering excellent practicality while maintaining a bright and spacious feel. The second bedroom is also a comfortable double, perfect for guests, children or a home office. Completing the first floor is the modern family bathroom, fully tiled from floor to ceiling and featuring a tiled panelled bath with overhead shower and a sleek white suite, giving the room a clean and contemporary finish.

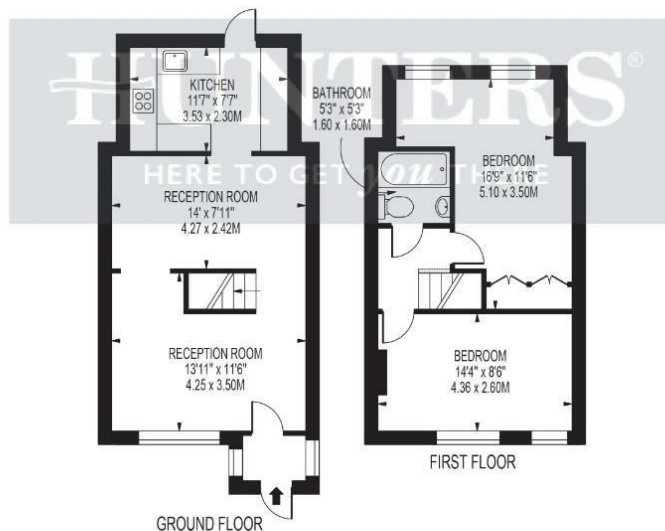
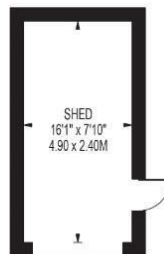
To the rear of the property is an easy-to-maintain garden accessed directly from the kitchen. A large decked terrace provides the perfect setting for outdoor dining or entertaining during the warmer months, while the lawned area leads to a substantial shed at the back of the garden, ideal for additional storage. The property is conveniently located for well-regarded local schools including Cheam Common Junior Academy, Malden Parochial Church of England Primary School and Richard Challoner School. For commuters, excellent transport links are available via Worcester Park railway station, which provides regular services to London Waterloo station in around 25 minutes, as well as convenient bus connections to surrounding areas.



LINDSAY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 736 SQ FT - 68.39 SQ M
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 127 SQ FT - 11.76 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.

Council Tax: D

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	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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

Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

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