



**Cromwells**  
Estate Agents

**Lindsay Road, Worcester Park, KT4 8LE**  
**Offers in Excess Of £425,000**

Situated in a sought after residential location is this 2 bedroom extended family home. The property benefits from a spacious modern eat-in kitchen, delightful reception leading to the conservatory, 2 double bedrooms, private rear garden and off street parking. Ideally situated a stone's throw from the well stocked Worcester Park high street with all its amenities, also within walking distance to Worcester Park mainline station and a selection of highly regarded schools. Internal viewing highly recommended.

Off Street Parking · Private Rear Garden ·  
2 Double Bedrooms · Modern Kitchen

#### **Composite Front Door -**

#### **Porch -**

Tiled flooring, double-panel window to side aspect, inset spotlights, open to:

#### **Kitchen - 12' 0" x 9' 3" (3.65m x 2.82m)**

Modern range of white high gloss wall-mounted units with matching cupboards and drawers below, work surfaces, inset stainless steel sink, integrated electric hob, extractor fan above, integrated oven with combi oven/microwave above, integrated fridge freezer, integrated washing machine, integrated slim-line dishwasher, breakfast bar, cupboard housing Potterton boiler, double glazed window to front aspect, tiled flooring, inset spotlights, double-panel radiator.

#### **Inner Hallway -**

Wood flooring, understairs storage cupboard, stairs to first floor landing, door to:



**WC -**

White 2 piece suite comprising low level WC, pedestal wash hand basin, double-panel radiator, tiled floor and walls.

**Lounge/Diner - 12' 1" x 12' 9" (3.68m x 3.88m)**

Double glazed window and doors to conservatory, wood flooring, two double-panel radiators, ceiling coving.

**Conservatory - 10' 10" x 9' 6" (3.30m x 2.89m)**

Double glazed triple aspect windows, double glazed doors to garden access, wood flooring, wall-mounted lighting.

**Stairs to First Floor Landing -**

Carpeted, loft access (boarded plus light) door to:

**Bedroom 1 - 12' 0" x 12' 9" (3.65m x 3.88m)**

Double glazed window to rear aspect, double-panel radiator, carpeted, ceiling coving.

**Bedroom 2 - 12' 0" x 9' 4" (3.65m x 2.84m)**

Double glazed window to front aspect, double-panel radiator, carpeted, ceiling coving.

**Bathroom -**

Modern 3 piece suite comprising a panel-enclosed bath with shower overhead, low level WC, pedestal wash hand basin, chrome towel radiator, tiled walls and floor.

**Garden -**

Mainly laid to lawn, pathway leading to rear, shed, gated rear access, decked patio area.

**Front -**

Driveway providing off street parking.



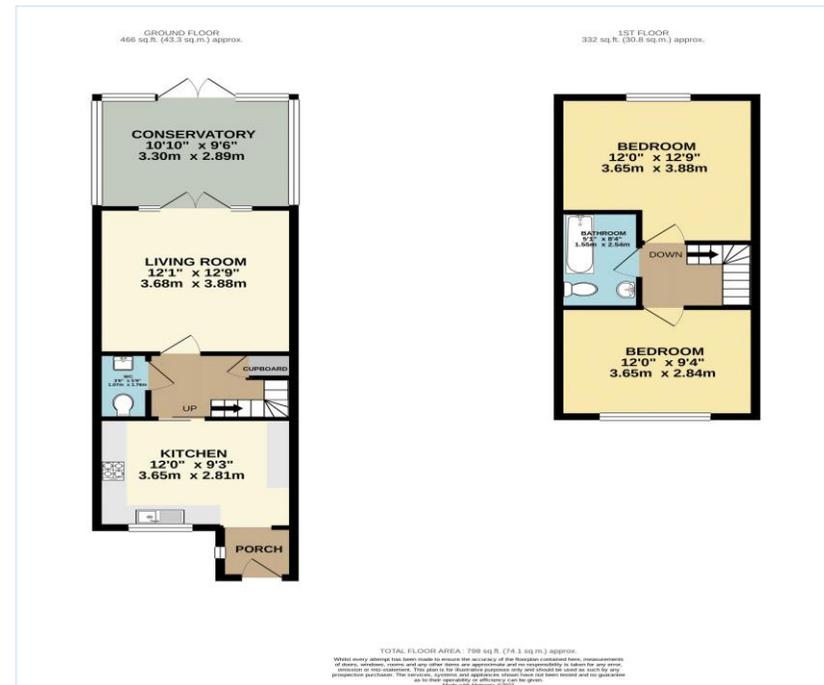
Council Tax - D  
Tenure - Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

