



Lincoln Road, Worcester Park

The **PERSONAL** Agent

# Price Guide £725,000

## Freehold

- Extended Semi Detached Period House
- Traditional Entrance Hall
- Downstairs Cloakroom
- Lounge With Feature Fireplace
- Separate Family Room
- Rear Kitchen Extension With Bi-Folding Doors
- Three Double Bedrooms
- Two En-Suites and Separate Family Bathroom
- Level Rear Garden With Summer House
- Popular Residential Area Close To Amenities

A three double bedroom semi detached period house with an impressive rear kitchen extension and well established level rear garden situated in a popular residential area close to Worcester Park High Street and Railway Station. Viewing Highly Recommended.

This lovely victorian house is just waiting for a family to move in and enjoy the impressive living space it has to offer and with three double bedrooms and two bathrooms there is plenty of room for everyone.

The location is perfect being only a few minutes walk of open parkland and a thriving high street with an abundance of local shops, cafes and restaurants. Worcester Park Station is close by and less than 30mins into central London making the area a commuters dream.

You enter the property via a traditional entrance hall with access to a handy downstairs cloakroom and stairs to the first floor. The



lounge is located to the front and is centred around a feature fireplace and a large double glazed bay window fitted with bespoke wooden shutters. From here you access a useful family room which is perfect for relaxing and is conveniently located next to the heart of home, which of course is the kitchen!

The rear kitchen extension measure an impressive 25'7 x 14'8 and is fitted with a matching range of floor and wall mounted units incorporating a central island and there is room for a large dining table and chairs. Skylight windows flood the space with natural light and there are bi-folding doors which provide a view of the rear garden and access to a timber decked terrace.

Upstairs there are two double bedrooms with an en-suite shower room and walk-in wardrobe to the front bedroom and a separate family bathroom. The master bedroom has been skilfully converted into the loft and benefits from skylight windows, eaves storage space and an en-suite shower room

Outside the garden is laid mainly to lawn and there is a large summer house/home office which is fully equipped with power and lighting.

Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport.

The property is within walking distance of both Worcester Park mainline rail station with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

There are also local bus routes nearby giving convenient access to Morden underground making this freehold property ideal for commuters.

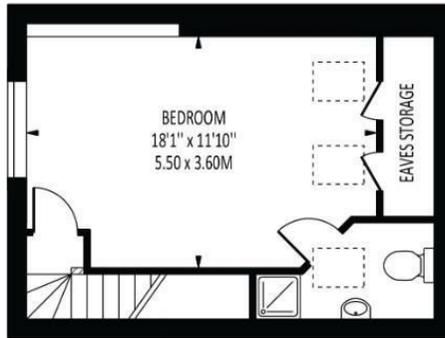
Tenure - Freehold



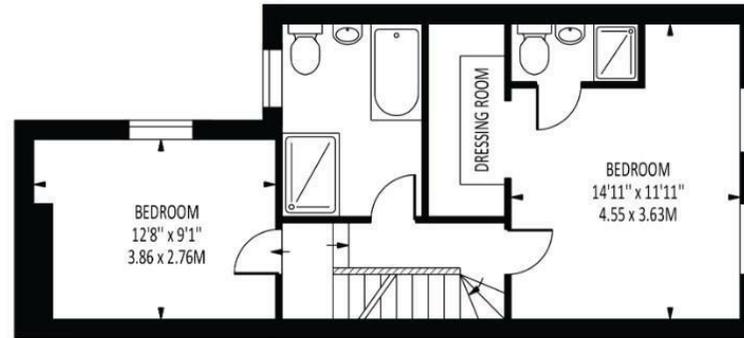


Lincoln Road

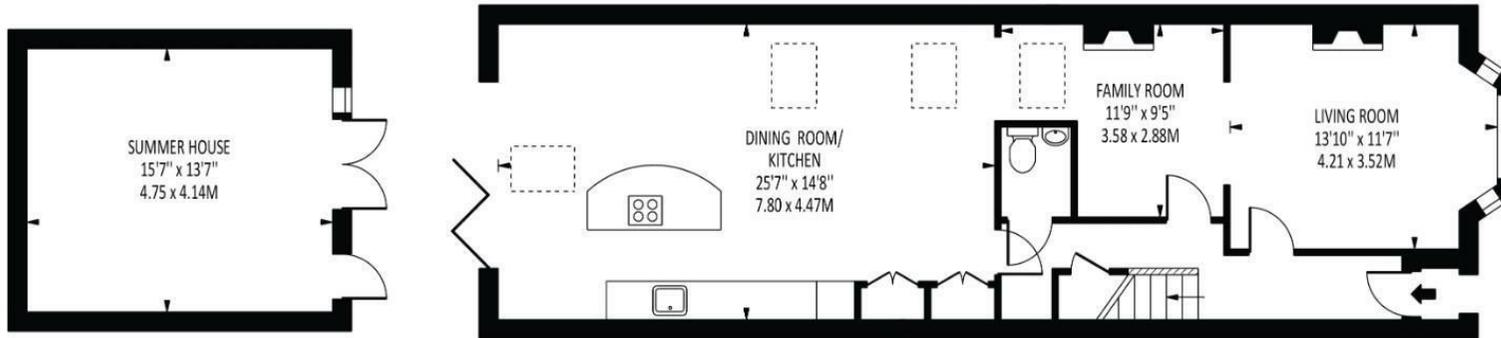
Total Area: 1738 SQ FT • 161.42 SQ M  
 (Including Eaves Storage & Summer House)  
 Eaves Storage Area : 24 SQ FT • 2.24 SQ M  
 Summer House Area : 212 SQ FT • 19.67 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Disclaimer: 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 of 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C	66	
(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	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

