



Lynwood Drive, Worcester Park

The **PERSONAL** Agent

£775,000

Freehold

- Stunning Semi Detached Family Home
- Three/Four Bedrooms
- Open Plan Kitchen Dining Room
- Two Separate Reception Rooms
- Modern Family Bathroom And Additional Shower Room
- Further Extension Potential STPP
- Landscaped Front And Rear Garden
- Viewing By Appointment Only



The Personal Agent are extremely delighted to welcome to the market this stunning three/four bedroom semi detached family home set with a popular and sought after residential road within the Stoneleigh Worcester Park Area.

The property itself boasts a welcoming entrance hallway which offers access to two formal reception rooms on to the front of the home one to the rear, a bright and open plan kitchen dining room again to the rear of the property, a great and very handle separate utility room and downstairs shower room along and the ground floor is completed with a double bedroom back to the front of the home. The first floor boasts three additional well proportioned bedrooms, a modern family bathroom and loft

access.

The property goes on to offer a private and landscaped rear garden with the great addition of a private workshop which has power and lighting directly to it, off street parking to the front for multiple cars and further extension potential to the loft, side and or rear all subject to planning permission.

With so much to offer we really do recommend your earliest viewing to avoid missing out on a property sure to have high levels of interest.

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 Stoneleigh and Worcester Park mainline rail stations 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, making this property ideal for a commuter too.

Tenure - Freehold
Council tax band - E



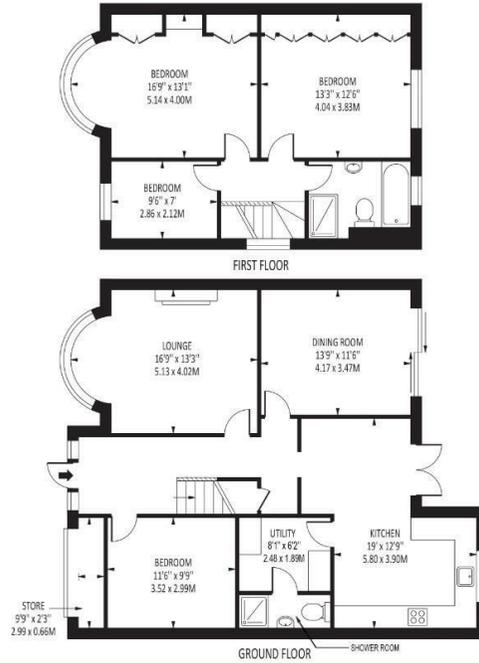


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Lynwood Drive

Total Area: 1491 SQ. FT • 138.55 SQ. M
(Including Store)
Store Area: 21 SQ. FT • 1.97 SQ. M



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, enquiries and full survey as to the correctness of such 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		81
(69-80) C	67	
(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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