



KAYBRIDGE
RESIDENTIAL



Lynwood Drive, Worcester Park, Surrey, KT4 7AA
Offers in excess of £700,000

Lynwood Drive, Worcester Park, Surrey, KT4 7AA

- Four Bedroom Semi-Detached
- Generous & Well Appointed Accommodation
- A Most Attractive & Spacious Family Home
 - Situated 1/3rd Mile From Station
- Within Catchment Area For Good Schools
 - Great Transport Links to London
 - Sought After Location
 - Double Garage

Located in a sought after tree lined road, within walking distance of Worcester Park's High Street, with its range of shops bars and restaurants, and the Zone 4 Train Station which has frequent services to London Waterloo.

This larger than average semi detached property has been skilfully and thoughtfully extended to include four bedrooms and large bath/shower rooms. The ground floor includes entrance hall, front reception room with bay window and feature fireplace, dining room with double doors extend onto a beautifully design seating room over looking a private and secluded garden.

3rd reception room which is currently a large study, an extended kitchen to the rear and a separate downstairs cloakroom. The kitchen benefits from two sinks, lots of high and low level units, as well as a double oven.

Upstairs, the first floor provides four good size bedrooms, a large family bathroom.





Outside, the front forecourt allows off street parking for two cars, with a direct access to a double garage.

The wide rear garden is a good size of approximately 72 feet in length, with a raised patio area, is mainly laid to lawn with a pond and mature shrub borders. A large garden shed provides good additional storage space. Offered to the market for the first time in many years, this house is an ideal family home and offers scope to extend subject to the usual consents.

Location

Worcester Park is located on the borders of Surrey & South West London. Located just 10 miles from Central London, Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Gatwick & Heathrow Airports. Local bus services will get you to Morden's Northern Line Station in approx. 15 minutes.

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers/tenants are always advised to commission a full inspection and structural survey of the property before deciding to proceed with a purchase or rental.



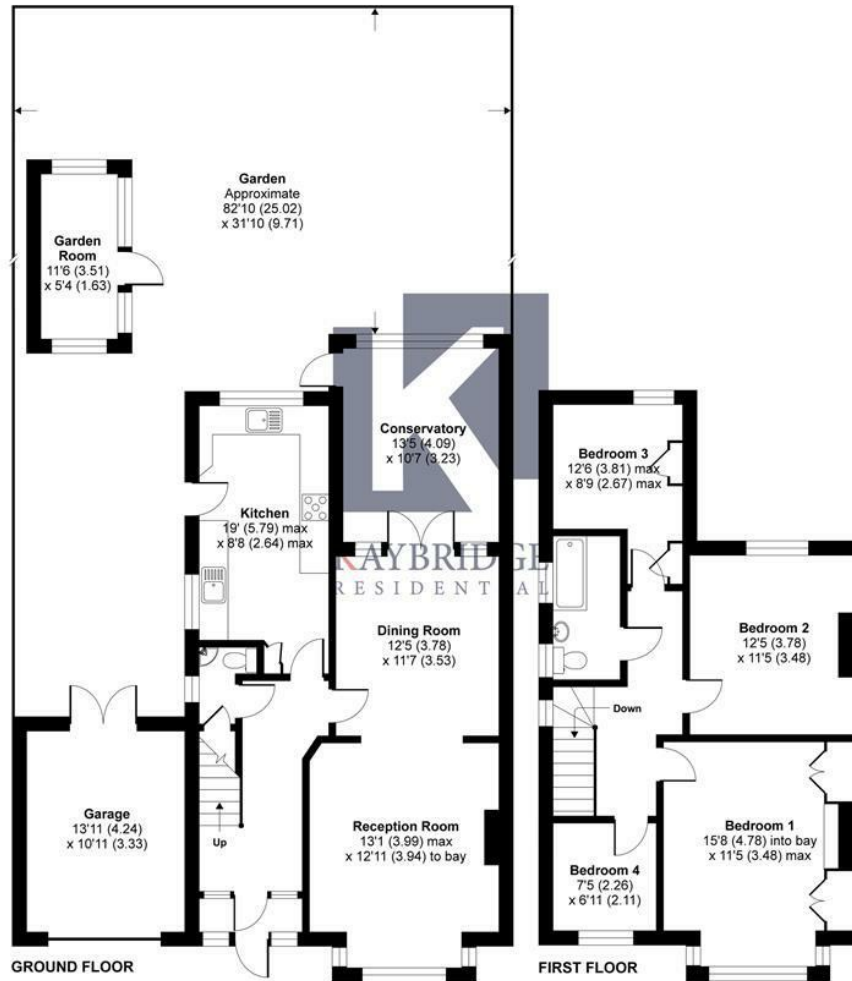
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Approximate Area = 1487 sq ft / 138.1 sq m

Outbuilding = 61 sq ft / 5.7 sq m

Total = 1548 sq ft / 143.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Kaybridge Residential Ltd. REF: 780977

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



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