



**LINCOLN ROAD, WORCESTER PARK, KT4**

**OIEO £350,000 LEASEHOLD**

**A SUPERB GROUND FLOOR MAISONETTE SITUATED CLOSE TO WORCESTER PARK HIGH STREET FEATURING A PRIVATE REAR GARDEN AND TWO DOUBLE BEDROOMS**

**Winkworth**

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## AT A GLANCE

- 2 Double Bedrooms
- Private Rear Garden
- Close to Worcester Park Train Station
- Entrance Hall with Storage Cupboard
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Luxury Family Bathroom
- Outside Store
- 960 Year Lease
- Peppercorn Ground Rent
- Council Tax Band C
- EPC Rating D

## DESCRIPTION

This superb ground floor maisonette is ideally situated close to Worcester Park high street and train station and benefits from direct access to a private rear garden, two double bedrooms and contemporary décor throughout.

The local high street offers an array of shops, supermarkets, bars and restaurants and transport links, including fast and frequent services from Worcester Park station to Central London and a variety of bus routes towards Sutton, Kingston and Heathrow. For families, nearby schools include Green Lane Primary & Nursery School and Dorchester Primary School.

The accommodation comprises an entrance hall with useful storage cupboard, a modern fitted kitchen overlooking the rear garden, a spacious living/dining room with double doors to the rear garden, two double bedrooms and a recently updated family bathroom.

Externally, the rear garden has been landscaped for ease and maintenance and includes an astro turf lawn, side access and a patio area ideal for outside dining and socialising with friends and family.

An ideal opportunity for first time buyers, investors and downsizers!





## ACCOMMODATION

### Entrance Hall

**Living/Dining Room** - 14'5" x 11'1" max (4.4m x 3.38m max)

**Kitchen** - 8'8" x 8'3" max (2.64m x 2.51m max)

**Bedroom** - 13'1" x 11'1" max (4m x 3.38m max)

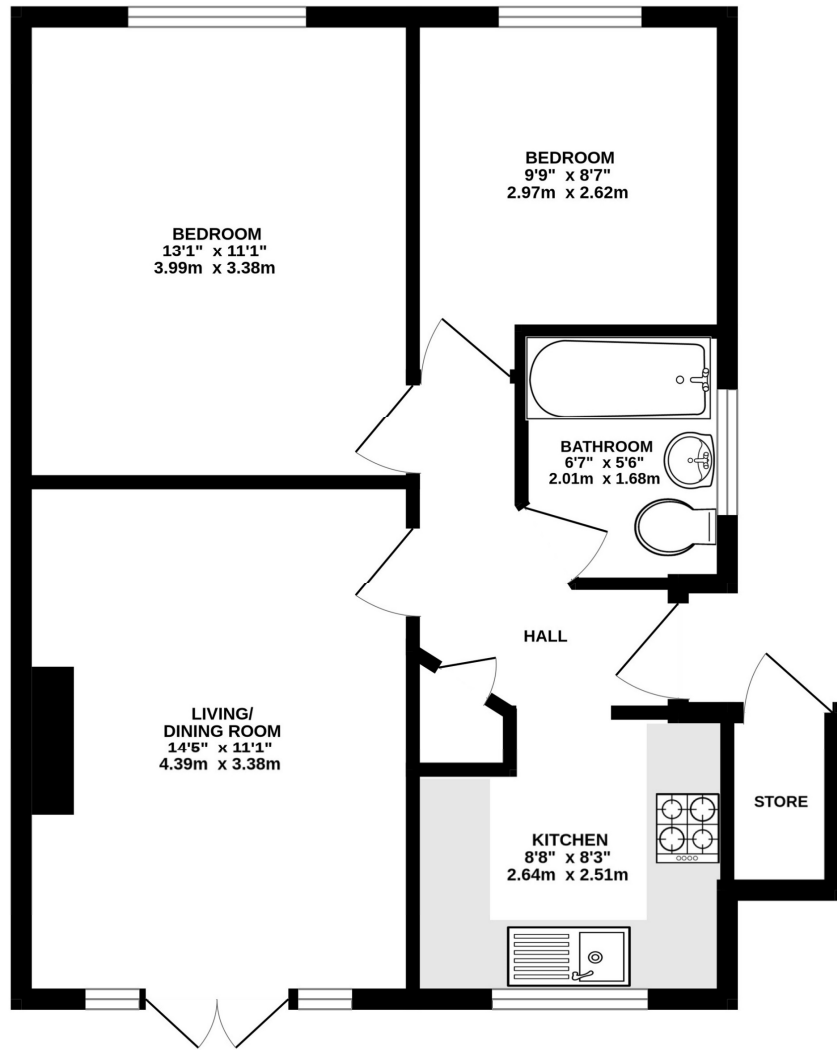
**Bedroom** - 9'9" x 8'7" max (2.97m x 2.62m max)

**Family Bathroom** - 6'7" x 5'6" max (2m x 1.68m max)

### Outside Store

### Private Rear Garden





GROUND FLOOR FLAT

**Lincoln Road, Worcester Park KT4 8AW**  
INTERNAL FLOOR AREA (APPROX.) 565 sq ft/ 52.5 sq m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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