



LONGFELLOW ROAD, WORCESTER PARK, KT4
£450,000 - £475,000 FREEHOLD

**A LOVELY TWO BEDROOM FAMILY HOME SITUATED
WITHIN WALKING DISTANCE TO WORCESTER PARK
HIGH STREET AND MAINLINE TRAIN STATION**

Winkworth

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winkworth.co.uk

See things differently



AT A GLANCE

- 2 Bedrooms
- Living Room
- Kitchen/Diner
- Bathroom
- Studio
- Garden approx. 70ft
- EPC Rating D
- Council Tax Band D

DESCRIPTION

Guide Price £450,000 - £475,000

A lovely two bedroom, end of terrace family home, set within walking distance of the high street with its many shops, restaurants and amenities including the mainline train station, offering links into Central London.

Local schools are highly regarded and include Green Lane Primary & Nursery School and Dorchester Primary School.

Accommodation comprises a front aspect living room, an open-plan kitchen diner, two double bedrooms and a family bathroom.

Externally, you will find a wonderful, South Facing, rear garden that extends to approximately 70 feet, a studio/office and a fence enclosed front garden that has been previously used as a driveway and has a dropped kerb.

The property offers scope for extension subject the usual planning consents.

No onward chain.



ACCOMMODATION

Entrance Hall

Living Room - 15' x 9' max (4.57m x 2.74m max)

Kitchen/Diner - 15'1" x 12' max (4.6m x 3.66m max)

Bedroom - 15'4" x 12'4" max (4.67m x 3.76m max)

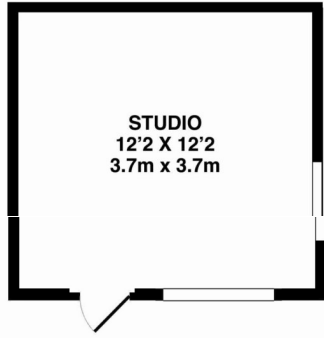
Bedroom - 12'2" x 8'8" max (3.7m x 2.64m max)

Bathroom - 9'1" x 6'3" max (2.77m x 1.9m max)

Studio - 12'2" x 12'2" max (3.7m x 3.7m max)

Garden - Approx. 70ft





GARDEN STUDIO

**Longfellow Road,
Worcester Park KT4 8AT**

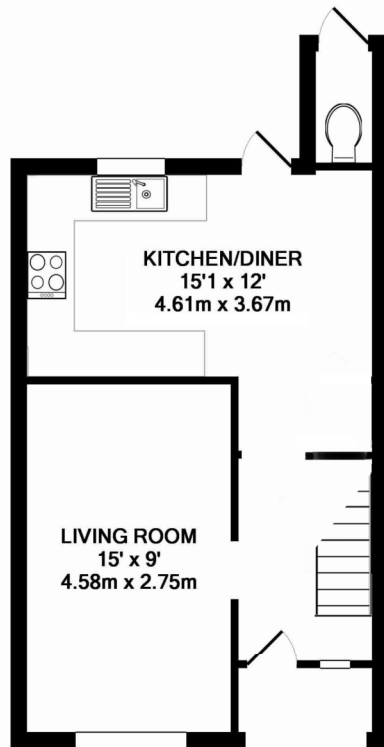
INTERNAL FLOOR AREA (APPROX.)

886 sq ft/ 82.3 sq m

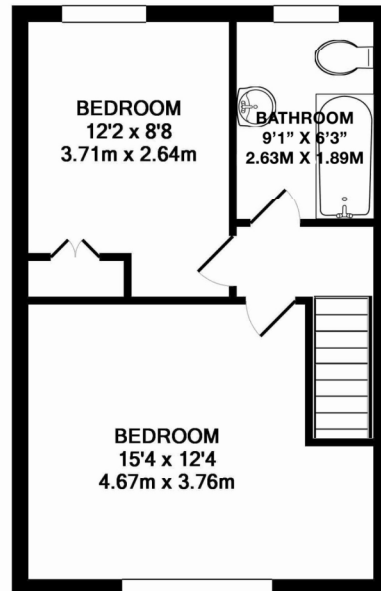
including Studio

Garden extends to 70' (21.3m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2022.



GROUND FLOOR



FIRST FLOOR

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

