



**LONGFELLOW ROAD, WORCESTER PARK, KT4**  
**OFFERS OVER £450,000 FREEHOLD**

**A LOVELY TWO BEDROOM END OF TERRACE FAMILY HOME  
BENEFITTING FROM OFF STREET PARKING AND LOCATED  
CLOSE TO WORCESTER PARK HIGH STREET**

**Winkworth**

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See things differently



## AT A GLANCE

- No Onward Chain
- 2 Bedrooms
- Entrance Porch
- Living/Dining Room
- Kitchen
- Bathroom
- Garden approx. 40ft
- Off Street Parking
- Close to Station
- Council Tax Band D
- EPC Rating C

## DESCRIPTION

A lovely two double bedroom, end of terrace family home benefitting from off street parking to the front and located within walking distance of Worcester Park mainline station and the thriving high street. Services from the station provide fast and frequent commuter links into London Waterloo, whilst the high street offers a wide choice of shops, supermarkets, bars and restaurants. For families, nearby schools include Dorchester Primary and Green Lane Primary & Nursery.

Accommodation comprises an entrance vestibule, a large living and dining room, kitchen, two double bedrooms with fitted wardrobes and the family bathroom.

Externally, the rear garden is high fence enclosed, includes a patio area with storage shed and extends to approximately 40 feet. To the front of the property, there is driveway providing off street parking and side access to the rear garden.

Particular features include new double glazing and new carpets throughout.

No onward chain.



## ACCOMMODATION

**Entrance Porch**

**Living/Dining Room - 18'1" x 13'4" max (5.5m x 4.06m max)**

**Kitchen - 9'5" x 9'3" max (2.87m x 2.82m max)**

**Bedroom - 13'4" x 10' max (4.06m x 3.05m max)**

**Bedroom - 9'5" x 9'3" max (2.87m x 2.82m max)**

**Bathroom - 6'5" x 6'3" max (1.96m x 1.9m max)**

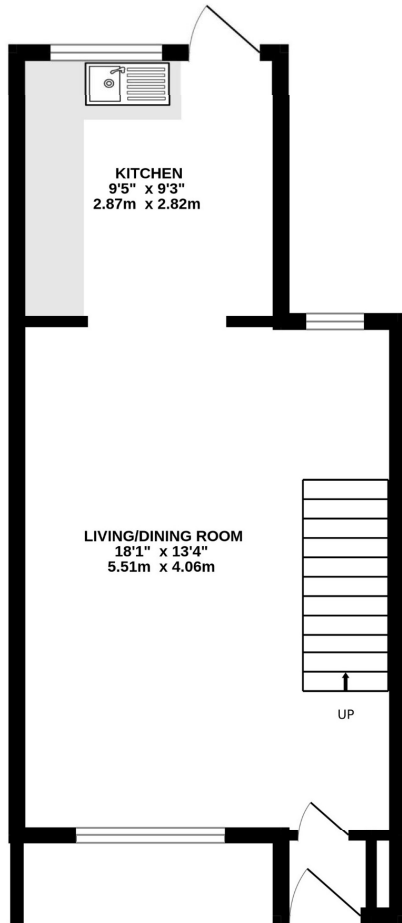
**Garden - Approx. 40ft**

**No Onward Chain**

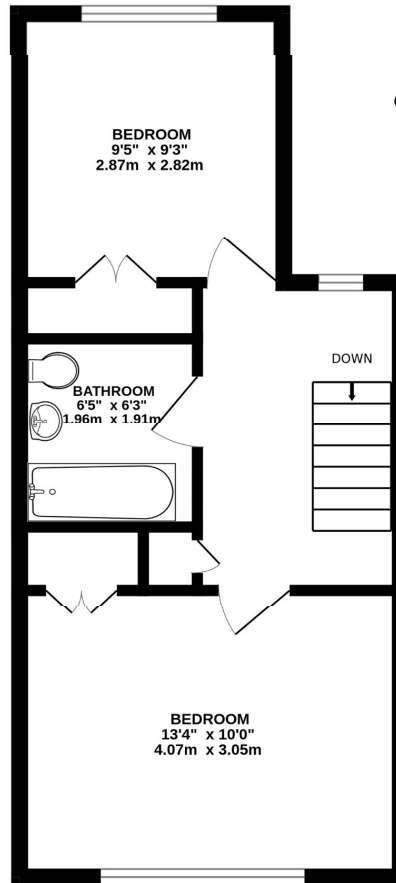
**Off Street Parking**



Longfellow Road,  
 Worcester Park KT4 8BD  
 INTERNAL FLOOR AREA  
 (APPROX.) 720 sq ft/ 66.9 sq m  
 Garden extends to 40' (12.19m) approx.



GROUND FLOOR



FIRST FLOOR



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 © 2023.

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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

