



LONGFELLOW ROAD, WORCESTER PARK, KT4
£485,000 FREEHOLD

A WELL-PRESENTED PERIOD PROPERTY FEATURING A 50FT APPROX. REAR GARDEN LOCATED IN AN ULTRA-CONVENIENT LOCATION

Winkworth

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AT A GLANCE

- 2 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Utility Room
- Upstairs Bathroom
- Downstairs WC
- Garden approx. 50ft
- Easy Reach of High Street
- Zone 4 Train Station Nearby
- Council Tax Band D
- EPC Rating D

DESCRIPTION

A well-presented period property, featuring two double bedrooms and a Westerly facing rear garden, set in a convenient location close to Worcester Park high street which offers a variety of amenities including shops, cafés and restaurants.

Worcester Park's Zone 4 train station is within easy reach and provides fast and frequent services into Central London. Numerous well-regarded schools are close by including Green Lane Primary and Nursery School, Dorchester Primary School and Cheam Common Infant's and Junior's Academy.

The accommodation on the ground floor consists of a useful entrance porch, a front aspect living room with feature fireplace, a dining room overlooking the garden and a good-sized galley kitchen with utility and downstairs WC. Upstairs, there are two double bedrooms, both with fitted wardrobes and a spacious family bathroom. The property offers scope for extension subject to the usual planning consents.

Externally, the rear garden is fence enclosed with trellis and has mature planting surrounding the lawn. An area of patio and a decking area is set immediately off the back of the house whilst a further hard standing area at the rear includes a storage shed.



ACCOMMODATION

Entrance Porch

Entrance Hall

Living Room - 11'10" x 10'3" max (3.6m x 3.12m max)

Dining Room - 10' x 10' max (3.05m x 3.05m max)

Kitchen - 10'7" x 7'10" max (3.23m x 2.4m max)

Utility Room

Downstairs WC

Bedroom - 14'10" x 10'2" max (4.52m x 3.1m max)

Bedroom - 10'10" x 10'10" max (3.3m x 3.3m max)

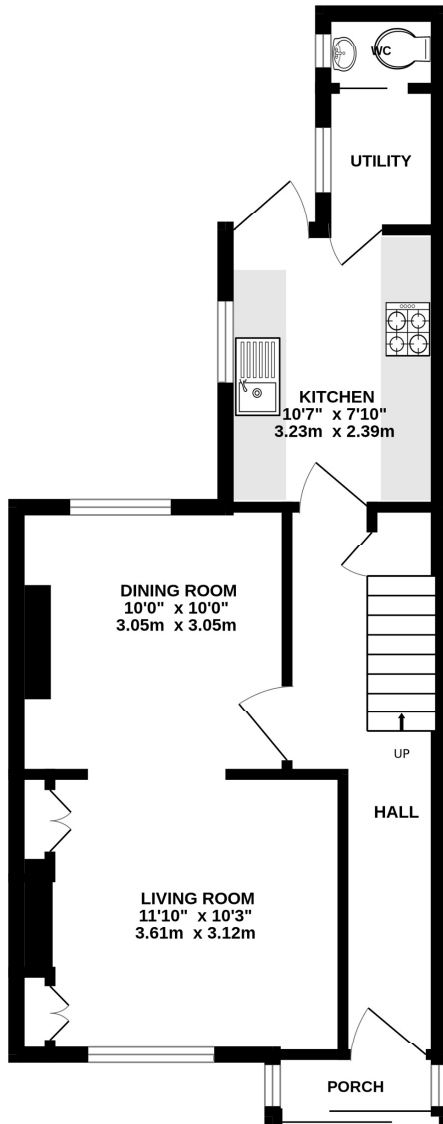
Bathroom - 10'7" x 8'1" ,max (3.23m x 2.46m ,max)

Garden - Approx. 50ft

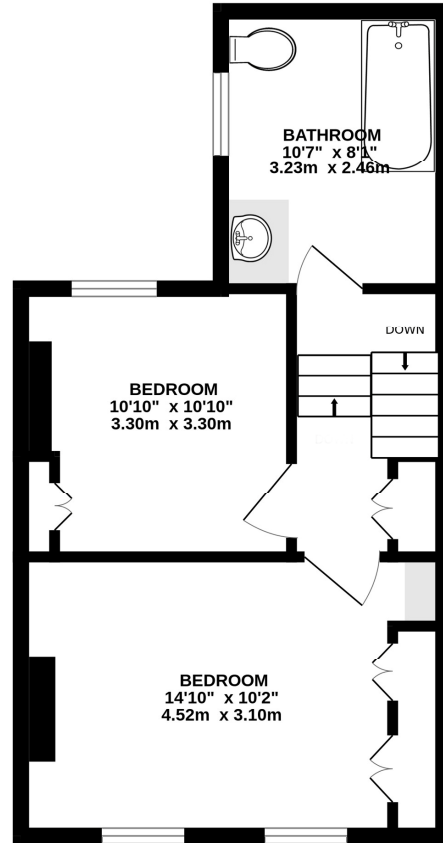
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Worcester Park KT4 8BE

INTERNAL FLOOR AREA
(APPROX.) 820 sq ft/ 76.0 sq m

Garden extends to 50' (15.24m) approx.



GROUND FLOOR



FIRST FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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