



**LONGFELLOW ROAD, WORCESTER PARK, KT4**

**£545,000 FREEHOLD**

**A BEAUTIFULLY PRESENTED SEMI-DETACHED PROPERTY  
FEATURING A STUNNING OPEN-PLAN KITCHEN DINER  
LOCATED CLOSE TO WORCESTER PARK TRAIN STATION**

**Winkworth**

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## AT A GLANCE

- 2 Double Bedrooms
- Living Room
- Contemporary Kitchen/Dining Room
- Luxury Downstairs Bathroom
- Upstairs WC
- Loft Room
- Garden approx. 90ft
- Off Street Parking
- EPC Rating D
- Council Tax Band D

## DESCRIPTION

A beautifully presented semi-detached property, located within easy reach of Worcester Park high street and train station, featuring a stunning open plan kitchen diner, off-street parking for two vehicles and a well-maintained 90ft approx. rear garden.

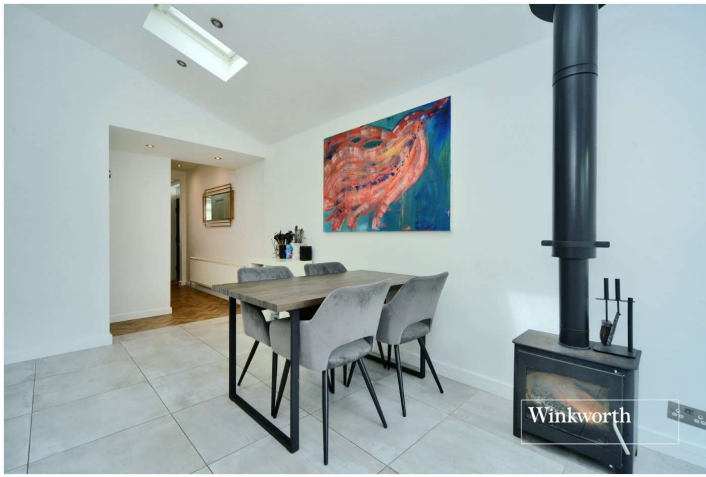
The area boasts well-regarded education facilities including Green Lane Primary and Nursery School and Cheam Common Infant's and Junior Academy's. Families will benefit from lots of amenities such as leisure centres, cricket clubs, parkland and a variety of shops, bars and restaurants in Worcester Park high street.

The accommodation consists of a front aspect living room with bay window, a gorgeous open-plan kitchen/dining room with bi-folding doors to the rear garden and a log burner, a luxury family bathroom including walk in shower, two well-proportioned double bedrooms, an upstairs WC and a spacious loft room. The property has been renovated to a high standard and offers contemporary accommodation throughout.

Externally, the well-kept rear garden is high fence enclosed and includes two decking areas ideal for outside dining and socialising whilst to the front, the block paved driveway provides off-street parking and side access.

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





## ACCOMMODATION

**Living Room** - 12'10" x 10'8" max (3.9m x 3.25m max)

**Kitchen/Dining Room** - 21'9" x 10'6" max (6.63m x 3.2m max)

**Downstairs Bathroom** - 10'1" x 7' max (3.07m x 2.13m max)

**Bedroom** - 10'11" x 10'8" max (3.33m x 3.25m max)

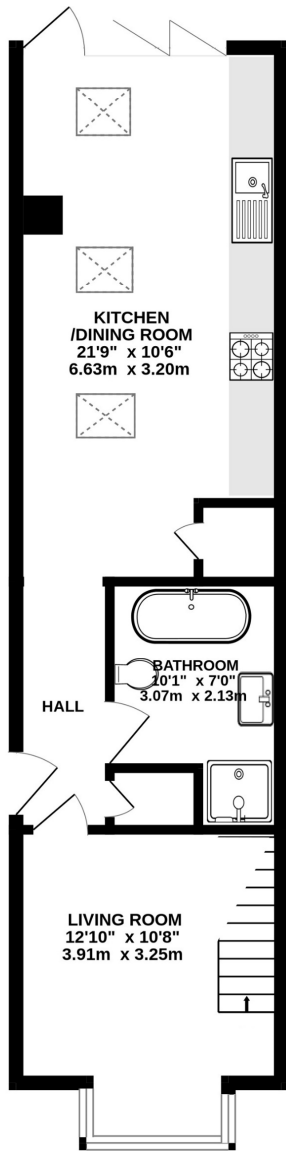
**Bedroom** - 10'10" x 10'5" max (3.3m x 3.18m max)

**Upstairs WC**

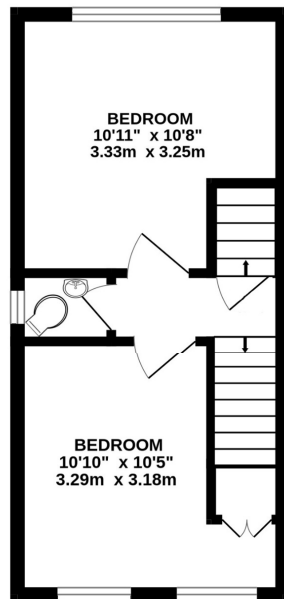
**Loft Room** - 25' x 8'1" max (7.62m x 2.46m max)

**Garden** - Approx. 90ft

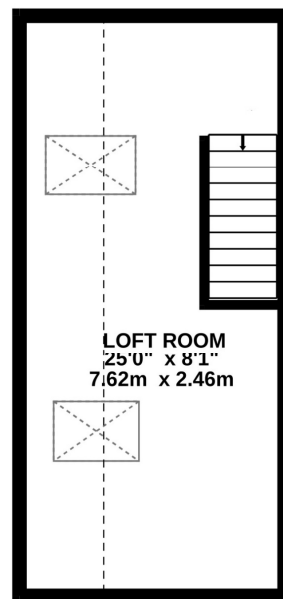
**Off Street Parking**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

INTERNAL FLOOR AREA (APPROX.) 990 sq ft/ 92.0 sq m

Garden extends to 90' (27.43m) 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 © 2024.

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>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>59</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	

