



**LONGFELLOW ROAD, WORCESTER PARK, KT4**  
**£525,000 FREEHOLD**

**A LOVELY THREE BEDROOM CHARACTER PROPERTY,  
IDEALLY LOCATED FOR ACCESS TO WORCESTER PARK  
TOWN CENTRE AND MAINLINE RAIL STATION**

**Winkworth**

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*winkworth.co.uk*

See things differently



## AT A GLANCE

- 3 Bedrooms
- Front Reception Room
- Lounge/Diner
- Kitchen
- Family Bathroom
- Garden approx. 50ft
- Easy Reach of Zone 4 Station
- Well-Regarded Local Schools
- Close to High Street Shops
- Flying Freehold
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

This lovely, three bedroom character property is situated just a short distance to Worcester Park High Street with its variety of shops, bars and restaurants. Also within easy reach is Worcester Park's Zone 4 mainline rail station, as well as several well regarded schools.

Features on the ground floor include a separate front reception room which in turn leads to a spacious, open plan reception/kitchen/diner, which provides a great space for entertaining. Upstairs, the property offers two double bedrooms and a single bedroom, along with the bathroom.

Outside, the property benefits from a low maintenance, southerly facing paved garden which provides side access via a shared alleyway. Due to the shared alleyway, the property is subject to a 'flying freehold'.



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## ACCOMMODATION

**Front Reception Room** - 13'2" x 10'3" max (4.01m x 3.12m max)

**Lounge/Diner** - 16'4" x 13'6" max (4.98m x 4.11m max)

**Kitchen** - 11'7" x 8'10" max (3.53m x 2.7m max)

**Bedroom** - 11'1" x 10'4" max (3.38m x 3.15m max)

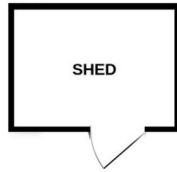
**Bedroom** - 10'4" x 7'4" max (3.15m x 2.24m max)

**Bedroom** - 9'7" x 7'1" max (2.92m x 2.16m max)

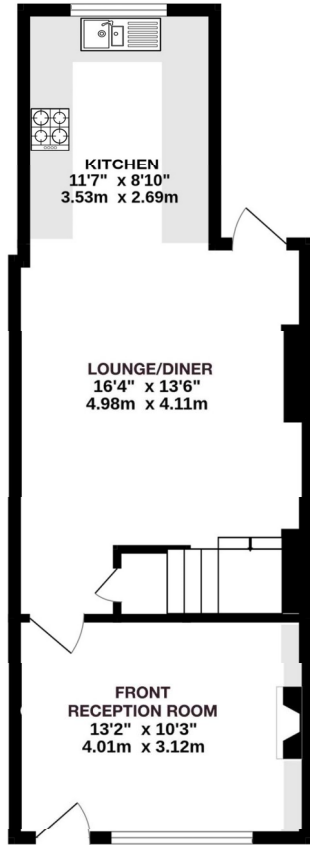
**Family Bathroom**

**Garden** - Approx. 50ft

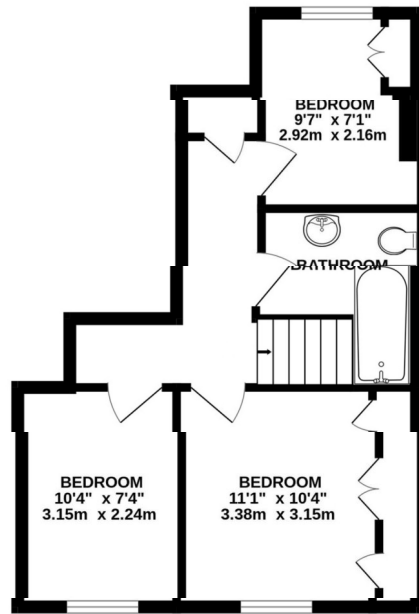
**Garden Shed**



**Longfellow Road,  
Worcester Park KT4 8BA**  
INTERNAL FLOOR AREA (APPROX.)  
850 sq ft/ 81.7 sq m  
Garden extends to 50' (15.24m) 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.  
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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>89</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</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	

