



**LONGFELLOW ROAD, WORCESTER PARK, KT4**

**£650,000 FREEHOLD**

**A STUNNING FAMILY HOME BEAUTIFULLY PRESENTED  
THROUGHOUT AND SET WITHIN EASY REACH OF THE HIGH  
STREET, LOCAL SCHOOLS AND TRAIN STATION**

**Winkworth**

Worcester Park Office | 020 8335 5555 | [worcesterpark@winkworth.co.uk](mailto:worcesterpark@winkworth.co.uk)

[winkworth.co.uk](http://winkworth.co.uk)

See things differently



## AT A GLANCE

- Extended & Renovated Family Home
- 3 Double Bedrooms
- Stunning Open-Plan Kitchen/Dining Room
- Front Aspect Spacious Living Room
- Family Bathroom
- En-Suite Shower Room/WC
- Downstairs WC
- Eaves Storage
- Garden approx. 48ft
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

A gorgeous example of a period property, extended and remodelled by the current owners to create a home which is both visually stunning and thoughtfully laid-out for modern living. Features include a superb kitchen/dining room, three double bedrooms, two upstairs bathrooms and an ultra-convenient location just minutes from local schools, several bus routes, a thriving high street and a train station into central London.

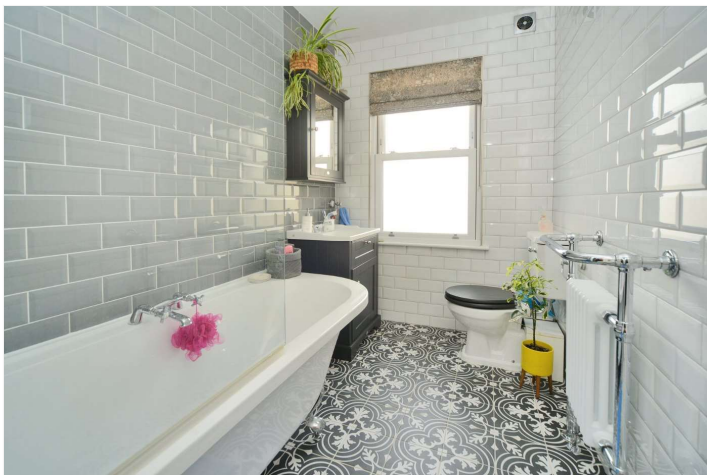
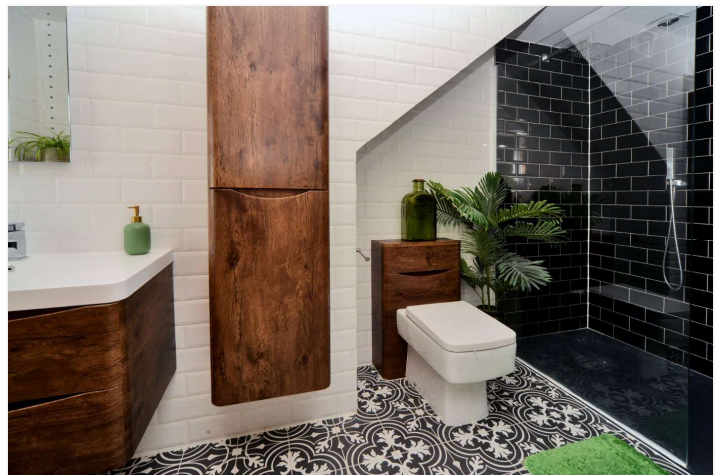
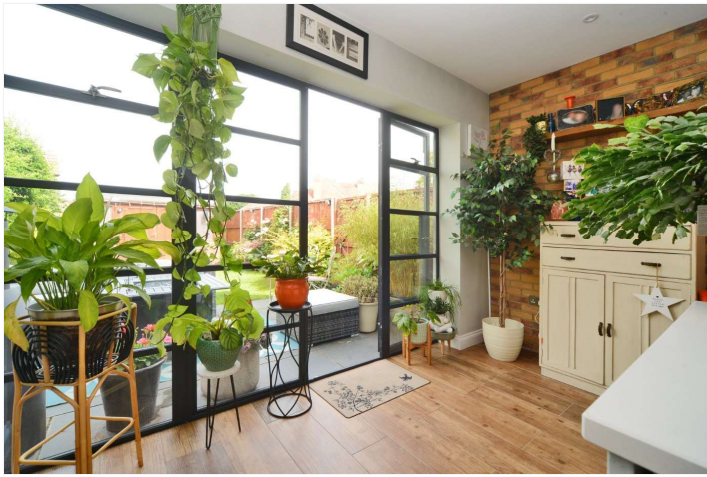
Turning first to the extension to the ground floor, this has created a wonderfully spacious kitchen with integrated appliances set within streamline high gloss units. There are ample base and wall cupboards, an attractive central island with breakfast bar and space for a large dining table and chairs. Modern Crittall folding doors to the garden, and a large roof lantern, ensure the room is bright and airy and never short of natural light.

The accommodation continues with a separate front living room and, on the first floor, two double bedrooms and a family bathroom. The loft conversion has been extremely well-planned and makes the most of the space to present a fabulous, well-proportioned bedroom with a luxury en-suite, plenty of space for wardrobes and chests of drawers and a full height window overlooking the garden.

Externally, the garden is high fence enclosed for privacy and has an attractive paved patio set just off the kitchen, ideal for relaxing, dining and socializing. The lawn is surrounded by flower borders with mature shrubs and climbing plants, and a side path leads to a useful storage shed.

The beautiful presentation of this property shows the vendor's flair for interior design, whilst their attention to detail means that contemporary features are both attractive and convenient. These include, to name just a few, the high-end kitchen fittings, luxury bathrooms and ground floor WC, underfloor heating, woodburner stove, window shutters, outdoor canopy, Hive system, alarm system and security lights to the front and rear. A must view!





## ACCOMMODATION

**Entrance Hall**

**Living Room** - 13'6" x 11'8" max (4.11m x 3.56m max)

**Kitchen/Dining Room** - 27'9" x 14'10" max (8.46m x 4.52m max)

**Bedroom** - 14'11" x 12' max (4.55m x 3.66m max)

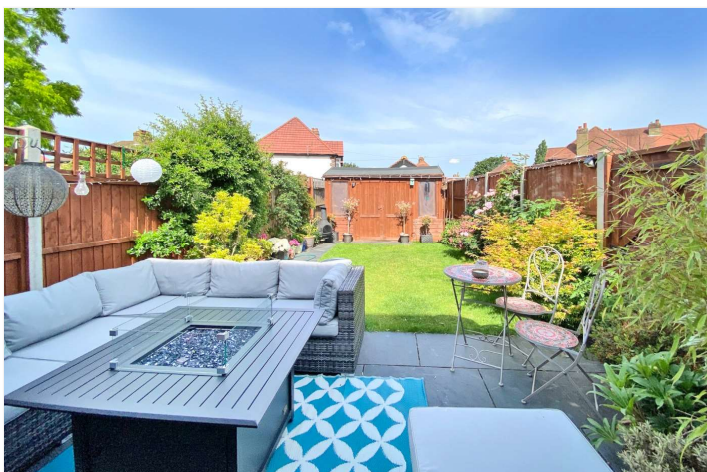
**Bedroom** - 12'3" x 9' max (3.73m x 2.74m max)

**Bathroom** - 8'8" x 5'7" max (2.64m x 1.7m max)

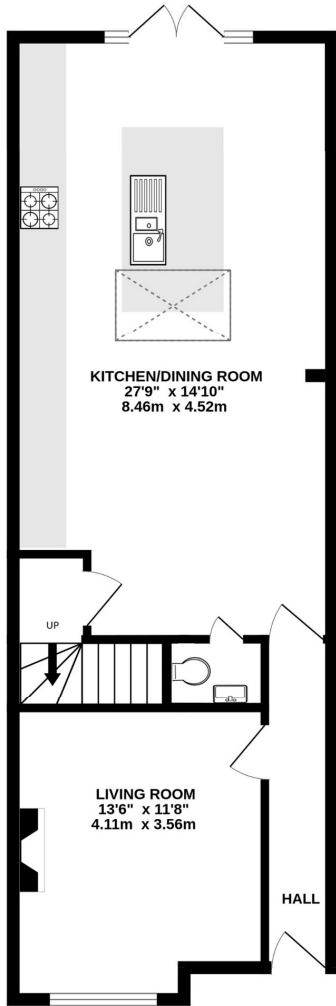
**Bedroom** - 22' x 10'3" max (6.7m x 3.12m max)

**En-Suite** - 12'3" x 5'5" max (3.73m x 1.65m max)

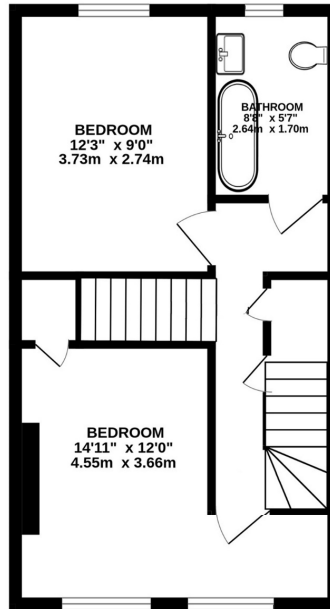
**Garden** - Approx. 48ft



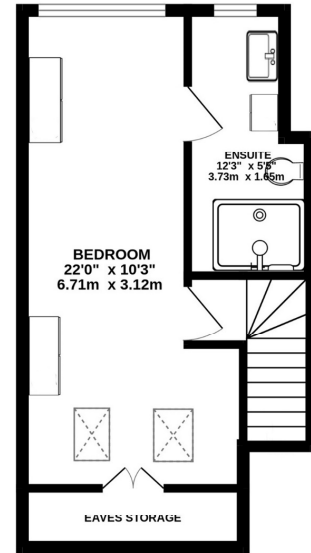
Longfellow Road, Worcester Park KT4 8BD  
 INTERNAL FLOOR AREA (APPROX.) 1358 sq ft/ 126.2 sq m  
 Garden extends to 48' (14.63m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND 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> |                         |           |
| (55-68)                                     | <b>D</b> | <b>67</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 |           |

