



**LONGFELLOW ROAD, WORCESTER PARK, KT4**  
**£500,000 FREEHOLD**

**A BEAUTIFULLY PRESENTED PERIOD COTTAGE FEATURING  
A SOUTH-EASTERLY ASPECT REAR GARDEN SITUATED  
CLOSE TO WORCESTER PARK TRAIN STATION**



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

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## AT A GLANCE

- No Onward Chain
- 2 Double Bedrooms
- Spacious Upstairs Bathroom
- Living Room
- Dining Room
- Modern Fitted Kitchen
- Garden approx. 50ft
- On Road Permit Parking
- Easy Reach of Zone 4 Station
- Close to Well-Regarded Schools
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

Guide Price £500,000 - £525,000

A very well-presented period property offering superb kerb appeal, a south-easterly facing rear garden and a convenient location, close to Worcester Park high street and Zone 4 train station.

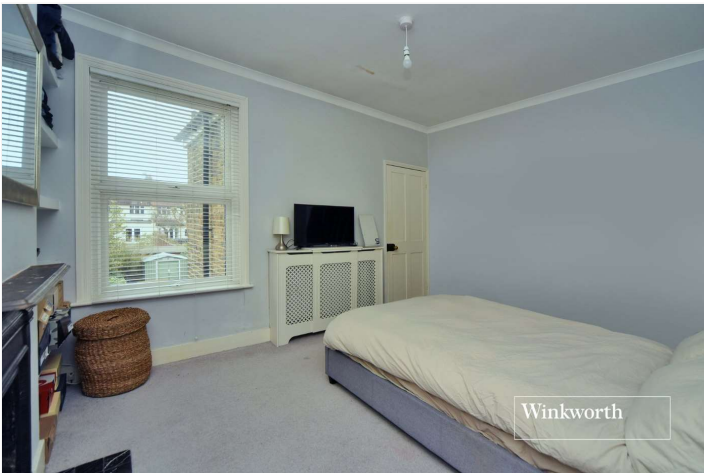
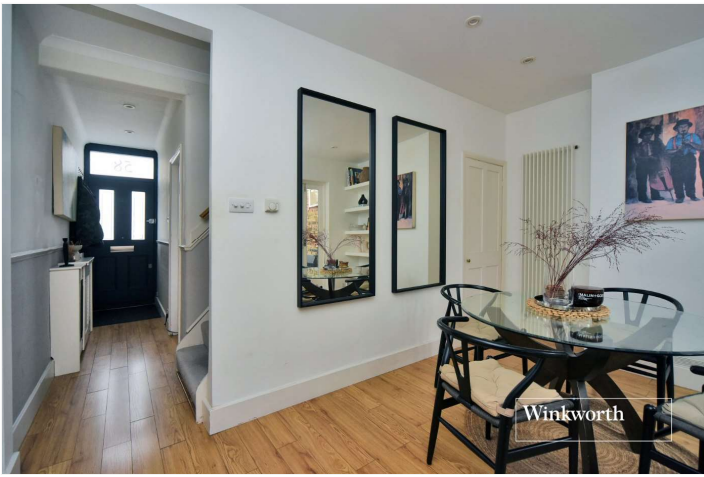
The local high street provides an array of amenities including shops, restaurants, cafés, supermarkets and a variety of bus routes towards surrounding areas such as Kingston, Epsom and Heathrow. The area boasts well-regarded education facilities including Cheam Common Infant's and Junior Academy's and Green Lane Primary and Nursery School.

The property has been decorated throughout to a contemporary style and comprises an entrance hall, a front aspect living room with beautiful bay window, a spacious dining room leading into the modern fitted kitchen, two well-proportioned double bedrooms and a good-sized family bathroom.

Externally, the rear garden extends to approximately 50ft, features an area of lawn and a large patio area ideal for alfresco dining!

No Onward Chain.





## ACCOMMODATION

### Entrance Hall

**Living Room** - 11'6" x 10'2" max (3.5m x 3.1m max)

**Dining Room** - 13'9" x 10' max (4.2m x 3.05m max)

**Kitchen** - 8'4" x 7'6" max (2.54m x 2.29m max)

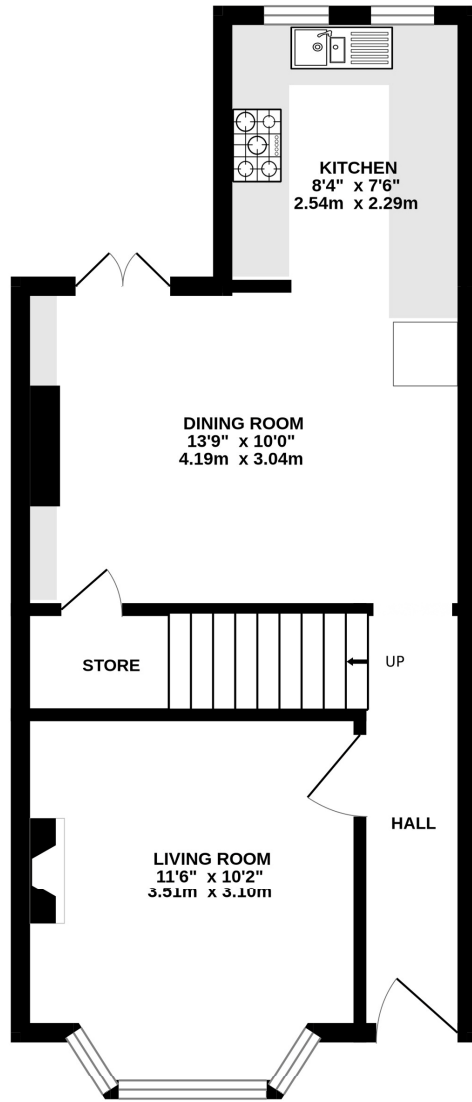
**Bedroom** - 13'7" x 10' max (4.14m x 3.05m max)

**Family Bathroom** - 8'4" x 7'6" max (2.54m x 2.29m max)

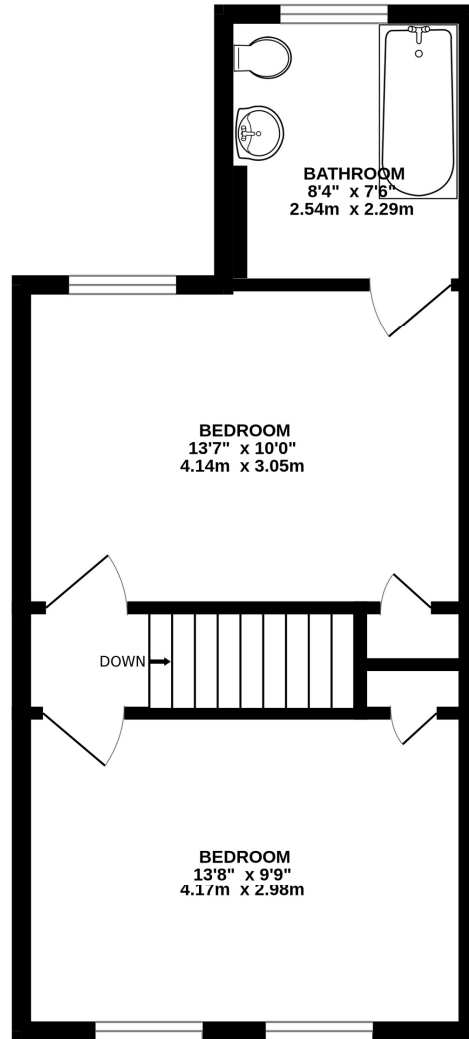
**Bedroom** - 13'8" x 9'9" max (4.17m x 2.97m max)

**Garden** - Approx. 50ft





GROUND FLOOR



FIRST FLOOR

**Longfellow Road, Worcester Park KT4 8BE**  
 INTERNAL FLOOR AREA (APPROX.) 765 sq ft/ 71.07 sq m  
 Garden extends to 50' (15.24m) 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 © 2025.

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>87</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	

