



LONGFELLOW ROAD, WORCESTER PARK, KT4 £545,000 FREEHOLD

A SUPERB PROPERTY FEATURING THREE DOUBLE BEDROOMS
TWO RECEPTION ROOMS PLUS A KITCHEN-BREAKFAST ROOM
LOCATED CLOSE TO WORCESTER PARK HIGH STREET

Winkworth

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See things differently



AT A GLANCE

- No Onward Chain
- 3 Double Bedrooms
- Entrance Porch
- Spacious Kitchen/Breakfast Room
- Living Room
- Dining Room
- Utility Room
- Conservatory
- Family Bathroom Plus En-Suite WC
- Rear Garden
- Garden Outbuilding
- Close to Worcester Park High Street and Station
- Council Tax Band D
- EPC Rating D

DESCRIPTION

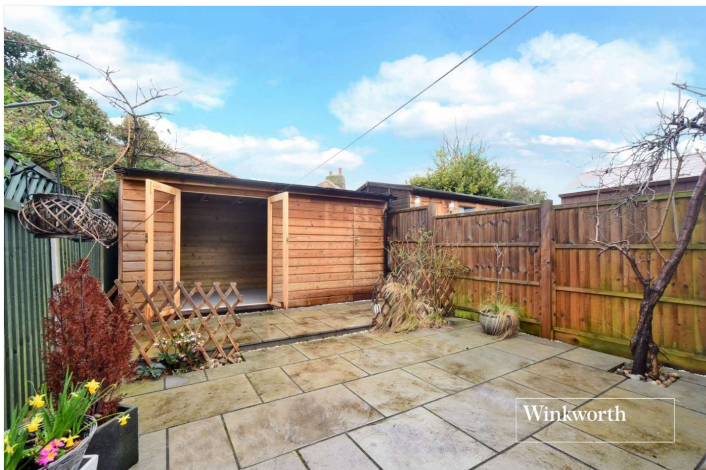
This deceptively spacious family home is set over 1135 sq. ft of accommodation, features three double bedrooms and a low maintenance pretty rear garden.

The property is situated in an ultra-convenient location close to Worcester Park high street which offers an array of shops, restaurants, cafés and amenities such as bus routes towards Kingston, Epsom and Heathrow as well as leisure centres, cricket clubs and a variety of parks. Worcester Park train station is within easy reach and provides fast and frequent services to Central London. The area boasts well-regarded education facilities including Cheam Common Infant's and Junior Academy's and Green Lane Primary and Nursery School.

The accommodation on the ground floor comprises a useful entrance porch, a front aspect living room with a large feature fireplace, a spacious dining room, a modern-fitted kitchen/breakfast room, utility room, downstairs family bathroom and conservatory which could be used as the perfect work from home space or playroom. Upstairs, there are three well-proportioned double bedrooms and a spacious WC/cloakroom which could be turned into a shower room and dressing room.

Externally, the Westerly rear garden is mostly laid to patio for easy maintenance and includes an outbuilding which could be used as additional office space or storage.

No Onward Chain.



ACCOMMODATION

Entrance Porch

Living Room - 14'1" x 13'2" max (4.3m x 4.01m max)

Dining Room - 14'1" x 11' max (4.3m x 3.35m max)

Kitchen/Breakfast Room - 14'1" x 9'10" max (4.3m x 3m max)

Utility Room

Downstairs Bathroom - 9'8" x 7'3" max (2.95m x 2.2m max)

Conservatory - 9' x 8'1" max (2.74m x 2.46m max)

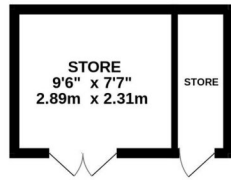
Bedroom - 14'1" x 11'4" max (4.3m x 3.45m max)

Bedroom with En-Suite WC - 11' x 9'3" max (3.35m x 2.82m max)

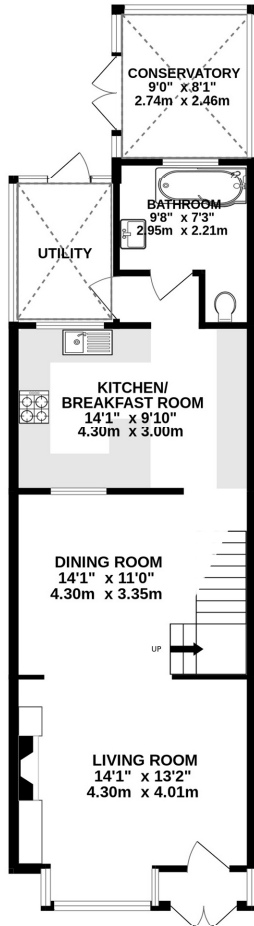
Bedroom - 9'10" x 8' max (3m x 2.44m max)

Garden - Approx. 25ft

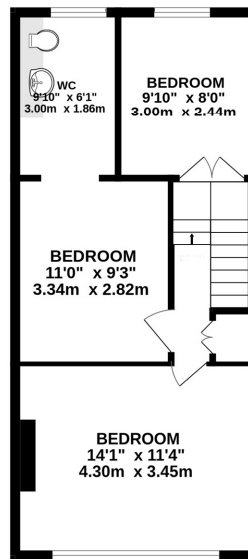
Large Garden Shed/Store - 9'6" x 7'7" max (2.9m x 2.3m max)



**Longfellow Road,
Worcester Park KT4 8BE**
INTERNAL FLOOR AREA
(APPROX.) 1135 sq ft/ 105.4 sq m
Excluding Outbuilding
Garden extends to 25' (7.62m) 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. 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+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

