



Langley Avenue, Worcester Park

The **PERSONAL** Agent

Price Guide £410,000

Freehold

- Bungalow Close to Local Shops.
- Covered Front Entrance
- Entrance Hall
- Separate Lounge
- Two Good Sized Bedrooms
- Kitchen with Lean-to/Utility
- Bathroom
- Enclosed Level Rear Garden
- Private Driveway
- No Onward Chain

The Personal Agent are pleased to present this charming bungalow that is situated in a popular residential area within easy walking distance of local shops, schools and parks, with Worcester Park and North Cheam mainline railway stations both within walking distance.

Could this be the perfect option for any discerning buyer looking to downsize without having to downgrade, we certainly think so, and the property is also offered to the market with no ongoing chain too.

The property offers a practical layout with a cosy lounge with a feature fireplace and double glazed window to the front aspect. The bathroom is fitted in a matching white suite and there is a kitchen with access to a lean-to/utility with a door to the rear garden.



Not to mention that if you required more space there are options to extend to the side and even into the loft space, S.T.P.P

Due to its compact design, this bungalow would ideally suit those who are seeking a low maintenance home which you can 'lock-up and leave' and convenience being located less than a minutes level walk of the local shops and transport links.

The courtyard style level rear garden is fully enclosed and there is a private driveway to the front with off road parking for two/three vehicles.

Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to

public transport.

The property is within walking distance of both Worcester Park mainline rail station with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

There are also local bus routes nearby giving convenient access to Morden underground making this freehold property ideal for commuters.

Tenure - Freehold



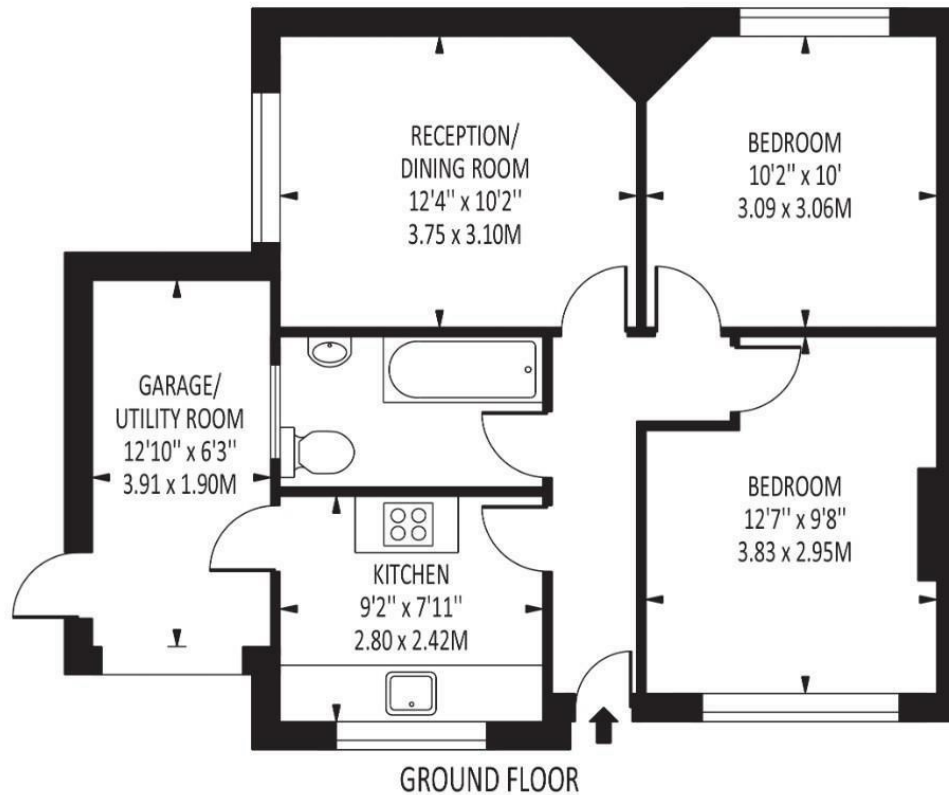


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Langley Avenue

Total Area: 620 SQ. FT • 57.64 SQ. M
(Including Garage/Utility Room)
Garage/Utility Room Area: 80 SQ. FT • 7.43 SQ. M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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