



Longfellow Road, Worcester Park

The **PERSONAL** Agent

Guide Price £500,000

Freehold

- Mid terrace period property
- Landscaped front garden
- Two spacious bedrooms
- Living room
- Dining Room
- Fully fitted kitchen
- Well established level rear garden
- Spacious First Floor Bathroom
- Insulated home office with 3.8kw solar system connected to house and grid
- Centrally located in Worcester Park and No chain

The Personal Agent are delighted to market this well presented Victorian mid terrace home which blends period character with modern comfort, offering an inviting space ideal for first time buyers, downsizers, or commuters seeking convenience and charm, nestled in the vibrant centre of Worcester Park and offered to market with no onward chain.

Stepping inside, you're welcomed by two well proportioned reception rooms: a cosy living room to the front featuring classic Victorian proportions, and a generous dining room to the rear, perfect for entertaining or family gatherings. The dining room flows seamlessly into a fully fitted kitchen, thoughtfully arranged and offering direct access to the garden.

Upstairs, the property continues to impress with two good sized bedrooms, both filled with natural light,



and a modern, spacious family bathroom finished to a high standard and complete with under floor heating.

The rear garden is a standout feature and is level, mature, and wonderfully private. A patio terrace provides the ideal spot for outdoor dining, while the detached summer house/home office offers valuable additional space for work and is complete with under floor heating.

This delightful home is offered end of chain, ensuring a smooth and straightforward purchase for the next owner.

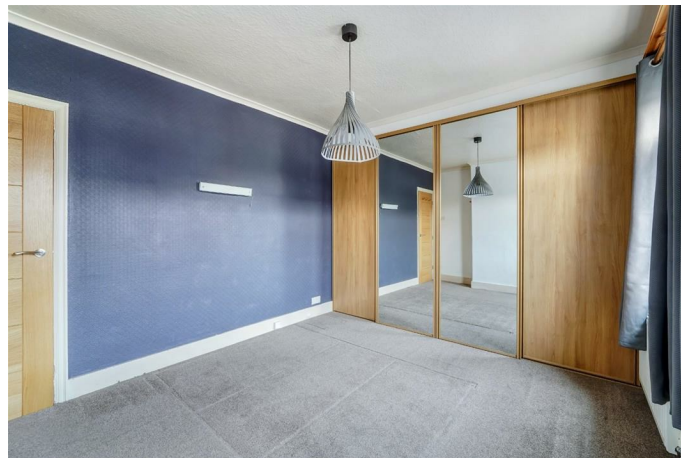
Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to

public transport including the SL7 super loop bus which offers direct access through to Heathrow.

The property is within walking distance of 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 aswell as some fantastic green spaces offering perfect dog walking opportunities which includes The Hamptons estate

Tenure - Freehold
Council Tax Band - D





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Longfellow Road,

Worcester Park

Total Area: 949 SQ FT • 88.13 SQ M

(Including Garden Room/Office)

Garden Room/Office Area : 144 SQ FT • 13.41 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.

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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		
	79	85
England & Wales		
	EU Directive 2002/91/EC	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

