



Longfellow Road, Worcester Park

The **PERSONAL** Agent

£485,000

Freehold

- Two Bedrooms
- Period Cottage
- Two Reception Rooms
- Modern Kitchen
- Refitted Upstairs Bathroom
- Charming Garden
- Close to Shops, Schools & Station
- Excellent Presentation



This charming Period home is situated just a moment's walk from Worcester Park town centre and railway station, as well as sought after local schools.

The property offers two spacious reception rooms with high ceilings; the lounge with a fireplace and bay window, and the dining room with a large sash window and direct access to the kitchen.

The kitchen comprises a range of modern units and has a door to (and view of) the garden.

Upstairs are two well proportioned bedrooms and a stylish family bathroom.

To the rear of the house is a lovely cottage style garden with separate lawned and decked areas.

Early viewing essential. Sole agents.

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
Council tax band - D





LONGFELLOW ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 742 SQ FT - 68.91 SQ M



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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