



Longfellow Road, Worcester Park

The **PERSONAL** Agent

Guide Price £430,000

Freehold

- Two double bedroom terraced house
- Set within a short walk of Worcester Park High Street and train station
- Spacious 16ft reception/dining room
- Family bathroom with separate WC and private ensuite to master
- Separate fitted kitchen
- Private and landscaped rear garden
- Private allocated car parking space
- Approximately 701 sq. ft. of accommodation
- Ideal first-time purchase, investment or downsizing opportunity
- Viewing by appointment

The Personal Agent are delighted to welcome to the market this spacious and well presented two bedroom terraced house, set within a minutes walk of both Worcester Park high Street and Worcester Park train station.

Situated on the ever-popular Longfellow Road in Worcester Park, this well-presented two-bedroom home offers spacious and well-balanced accommodation, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The ground floor comprises a welcoming entrance hall with useful storage, a generous reception room measuring over 16ft in length, providing ample space for both living and dining, and a separate fitted kitchen overlooking the rear of the property.



Upstairs, the property offers two well-proportioned bedrooms, including an excellent principal bedroom, together with a modern family bathroom and the added convenience of a separate WC.

The property is presented in good decorative order throughout, allowing any prospective purchaser to move straight in whilst still offering scope to personalise over time if desired.

Conveniently located within easy reach of Worcester Park town centre, mainline station, excellent local schools and a range of parks and amenities, this property combines comfortable living with an excellent location.

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 as well as some fantastic green spaces offering perfect dog walking opportunities which includes The Hamptons estate

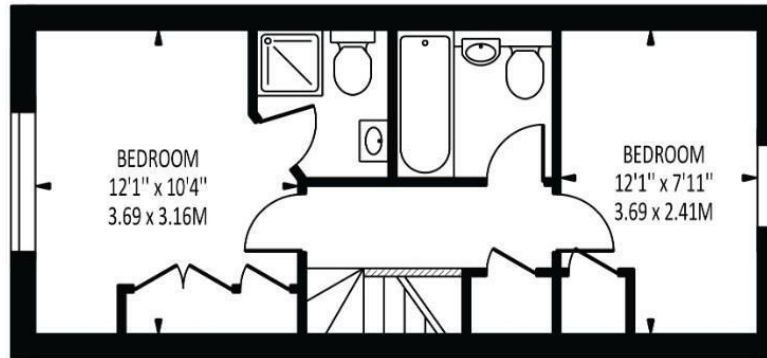
Tenure - Freehold
Council tax band - D



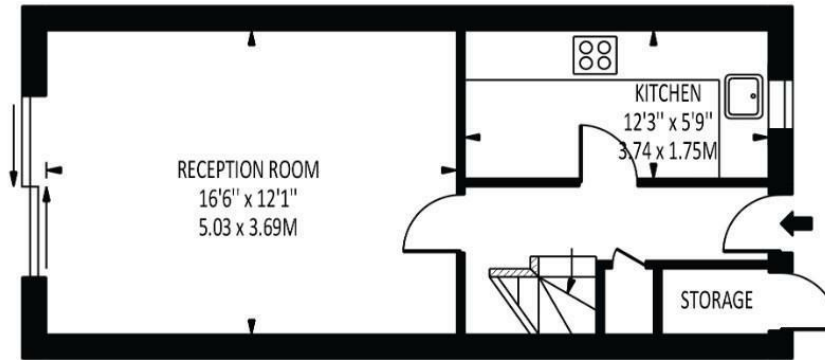


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Longfellow Road,
Worcester Park
Total Area: 701 SQ FT • 65.12 SQ M
(Including Storage)
Storage Area : 11 SQ FT • 1.04 SQ M



FIRST FLOOR



GROUND FLOOR

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	76	81
(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

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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.

