



Langley Avenue, Worcester Park

The **PERSONAL** Agent

Guide Price £650,000

Freehold

- *** GUIDE PRICE £650,000 to £685,000 ***
- Attractive Semi Detached Family Home
- Three/Four Well Proportioned Bedrooms
- Modern Open Plan Kitchen and Dining Room
- Additional Bright Reception Room
- Private And Landscaped Rear Garden
- Off Street Parking For Two Cars
- Detached Garage
- Close to Local Shops and Transport Links.
- Popular Residential Area

The Personal agent are delighted to welcome to the market this spacious and well presented three/four bedroom semi detached family home, set with in a popular and sought after residential road.

The property itself boast a welcoming entrance hallway offering access through to a bright and formal reception room and dining room leading to a open plan kitchen/breakfast room to the rear of the property along with modern family bathroom and study/fourth bedroom.

While to the first floor there are three well proportioned bedrooms the largest of which has a



great built in wardrobe area and a modern private ensuite along with access to the loft.

Externally the property offers a landscape and private rear garden set with laid lawn and a fantastic patio area align with detached garage and off street parking t the front for two cars.

With so much to offer we really do recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.

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



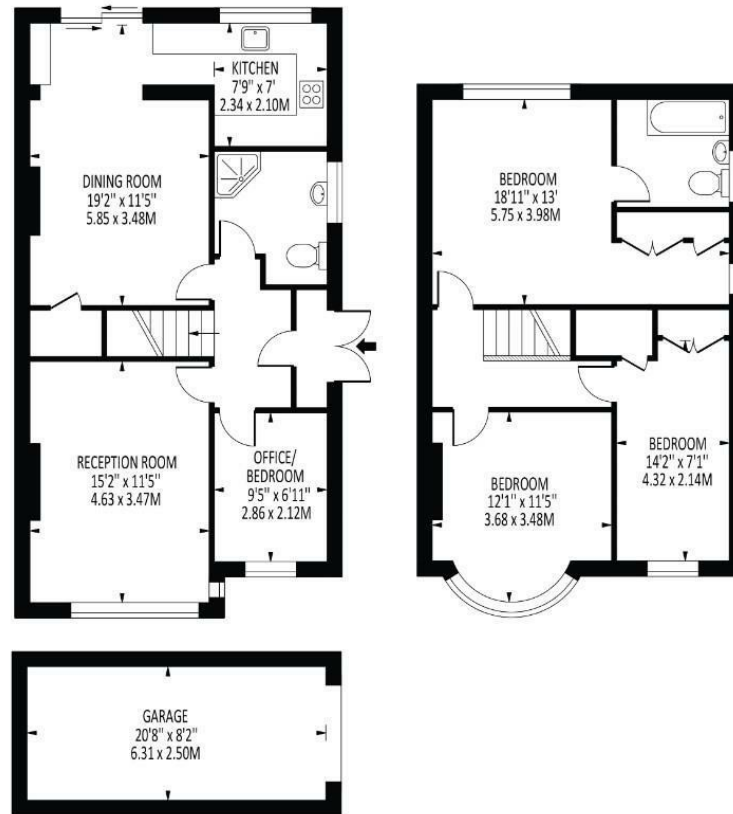


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Langley Avenue

Total Area: 1444 SQ FT • 134.15 SQ M
(Including Garage)
Garage Area : 170 SQ FT • 15.78 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

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The
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