



22 Longfellow Road, Worcester Park, KT4 8BB

Offers over £500,000



**WH WATSON HOMES**  
Estate Agents



# 22 Longfellow Road, Worcester Park, KT4 8BB

SIMPLY STUNNING!!! Watson Homes are delighted this modern two double bedroom end of terrace property. This immaculately presented home benefits from open plan living, a good size kitchen, an en-suite shower room, a beautiful landscaped rear garden, off street parking, and is located just a short walk to Worcester Park Mainline Train Station.

Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to Waterloo in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Airports. Bus services run to Morden's Northern Line Station in approx. 15 minutes. The attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Nandos, Costa, Caffè Nero, Starbucks, Boots, WH Smiths & Superdrug as well as an array of independent shops. There is a broad selection of pubs & bars and of eateries to satisfy most culinary requests. Young families are attracted to the area's plethora of high performing schools and no less than seven parks close by.

## Accommodation

Covered entrance

Obscure double glazed front door to..

Spacious entrance hall

Open plan lounge/diner

Kitchen

Stairs to 1st floor landing

Bedroom one

Ensuite shower room

Bedroom two

Bathroom

Landscape rear garden

Front driveway providing off street parking

## BUYER’S INFORMATION

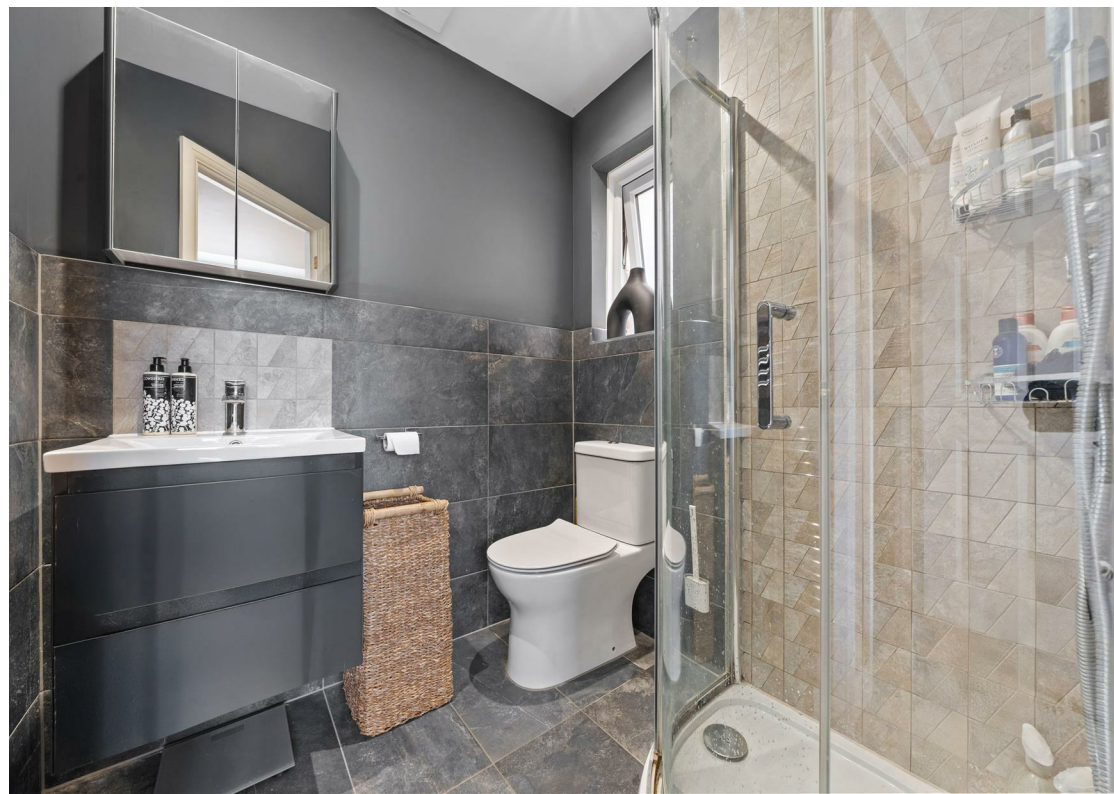
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete









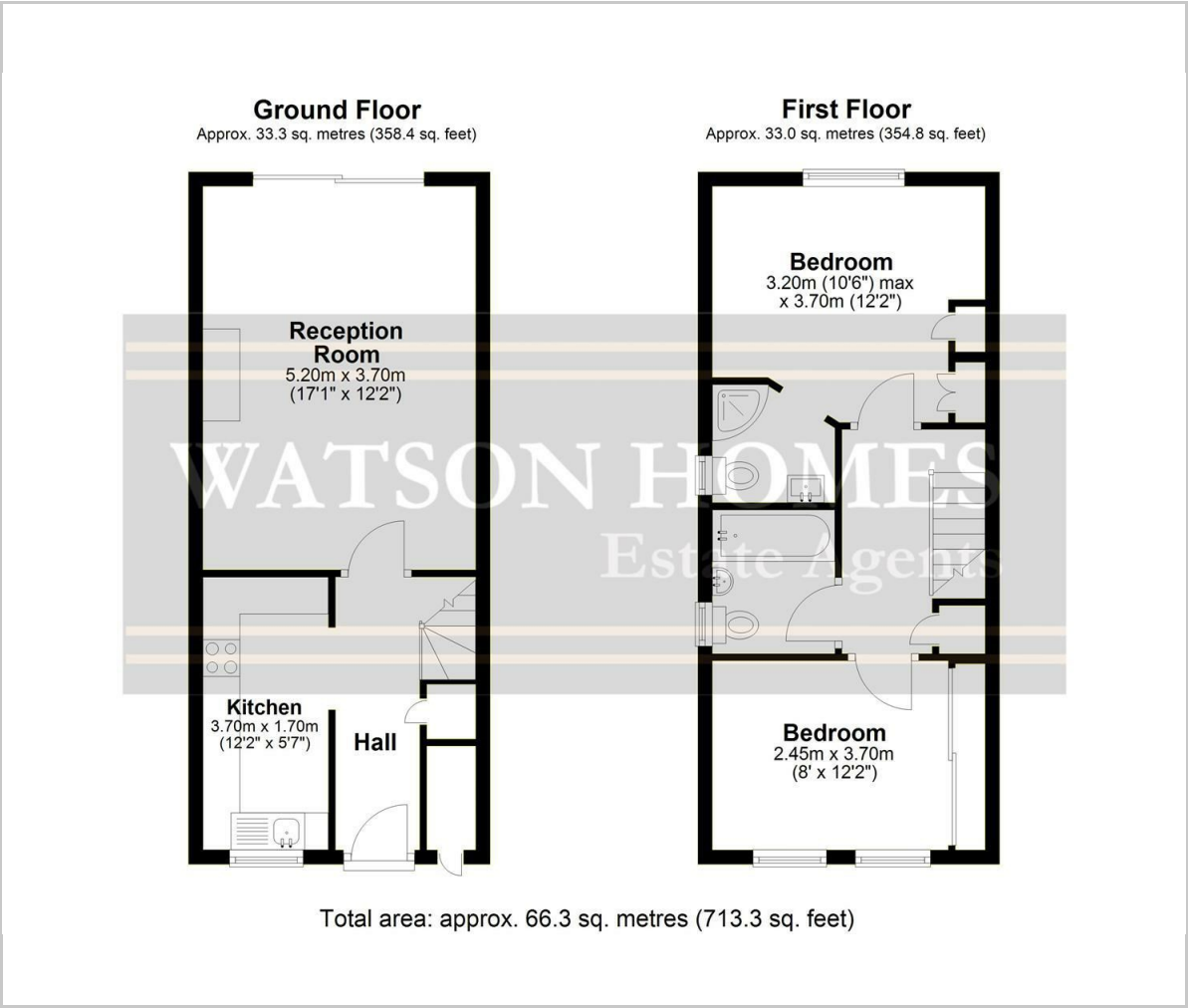








Floor Plan



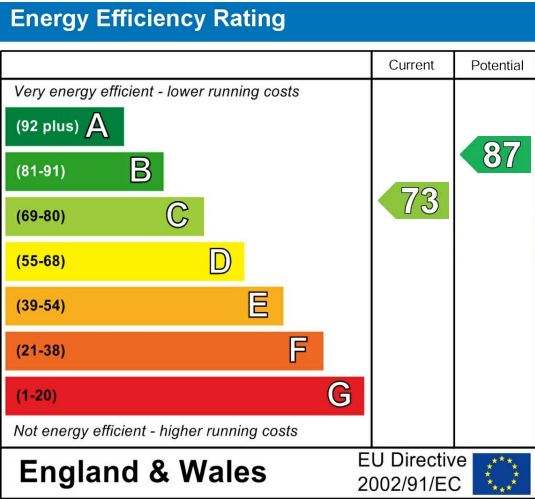
Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.