



Longfellow Road, Worcester Park, KT4

**Guide Price £700,000**







*Beautifully renovated 4-bed Period semi-detached home in a sought-after area. Spacious, open-plan living, modern kitchen, landscaped garden, and within the catchment for Sutton's top grammar schools. Trains: 10 mins to Wimbledon, 27 mins to Waterloo.*







# Key Features

- Beautifully renovated Period semi-detached family home.
- Spacious 4-bed layout with plenty of living space.
- Open-plan kitchen/diner with high-end NEFF appliances.
- Separate utility room with Bosch appliances and stable doors.
- South-east facing garden with patio, lawn, and decking.
- Within catchment for Sutton's top grammar schools.
- 8-minute walk to Worcester Park station for easy commutes.
- 10-minute train to Wimbledon, 15 minutes to Clapham Junction, 27 minutes to Waterloo.
- EPC rating: D
- Open Day: Saturday, 26th April, 9 am-11 am.













•Guide Price £700,000 - £750,000•

This beautifully renovated Period semi-detached family home, located on Longfellow Road in Worcester Park, is set within the borough of Sutton and offers a perfect blend of classic character and modern comforts. With a total square footage of approximately 1404 sq ft, this property has been lovingly updated by its current owner, who has resided here since 2008. Over the years, the home has undergone a comprehensive renovation, with a notable investment in enhancing its features, including the full silicon re-rendering of the exterior, completed just last year, which is protected by a 10-year guarantee.

As you approach the property, you are welcomed by a spacious front reception room that boasts a stunning feature log burner, plantation shutters, and a sense of light and airiness that is a hallmark of this period home. The open-plan kitchen and reception area, renovated in 2021, is the heart of the home. The kitchen is equipped with a custom-built pantry, quartz worktops, a central island, and top-of-the-range NEFF appliances, including a double oven with hide-and-slide doors, a single combi microwave oven with a sliding hot shelf, a 5-ring gas burner, and a built-in wine rack. Completing the space is a separate utility room with Bosch appliances, including a large fridge, freezer, dishwasher, and washing machine, alongside built-in bookshelves for added storage. The utility room also features stable doors that lead out to the garden, adding convenience and easy access.

The south-east facing garden can be accessed via patio doors from the kitchen, offering a lovely outdoor space with a patio area at the











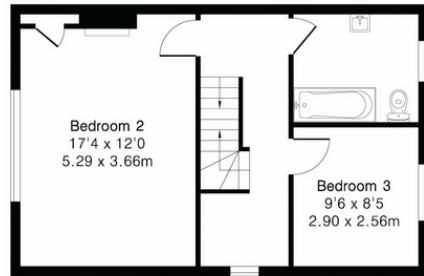


**Approximate Gross Internal Area 1404 sq ft - 130 sq m**

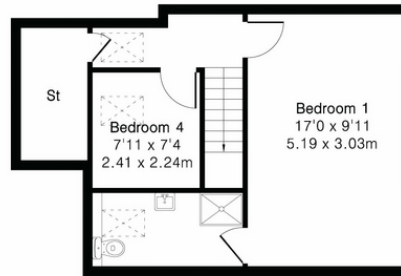
Ground Floor Area 572 sq ft – 53 sq m

First Floor Area 469 sq ft – 44 sq m

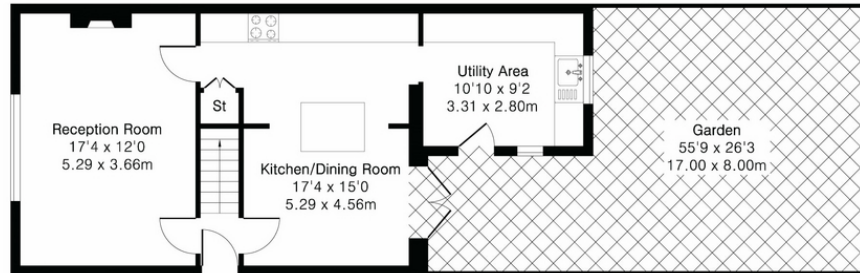
Second Floor Area 363 sq ft – 33 sq m



First Floor



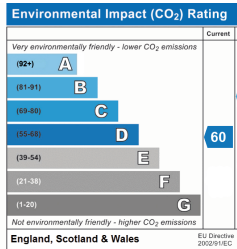
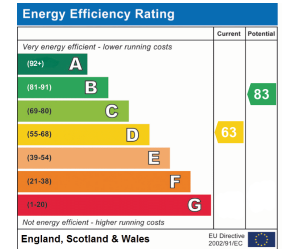
Second Floor



Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Tenure Type:** Freehold  
**Council Tax Band:** D  
**Council Authority:** Sutton

