





LANGLEY AVENUE, WORCESTER PARK, KT4

£700,000 FREEHOLD

A LOVELY THREE DOUBLE BEDROOM FAMILY HOME OFFERING POTENTIAL TO EXTEND (STPP)

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AT A GLANCE

- No Onward Chain
- Three Double Bedrooms
- Living Room
- Dining Room
- Sun Room
- Kitchen/Breakfast Room
- Utility Room
- Downstairs Shower Room/WC
- En-Suite Shower/WC
- Manageable Rear Garden

DESCRIPTION

Offering excellent potential, this detached chalet bungalow features three double bedrooms, bathroom facilities on both the ground and first floors, a westerly facing rear garden and scope to extend, subject to the usual consents.

The well-proportioned ground floor accommodation comprises a spacious living room opening into a good-sized dining room, a generous kitchen/breakfast room with direct access to the rear garden, a utility area, a sun room and a double bedroom adjacent to a shower room with WC. The first floor offers two further double bedrooms with eaves storage plus an en-suite shower room/WC.

Externally, the front of the property is block paved providing off-street parking, whilst the westerly facing rear garden extends to approximately 30ft and is mainly laid to patio and lawn.

Locally, Worcester Park high street and North Cheam offer a wide choice of shops, restaurants and amenities including Worcester Park Zone 4 train station and bus services to surrounding towns including Morden with its Northern Line tube station. Several well-regarded schools are also close by, including Dorchester Primary, Cheam Common Junior Academy, St Cecilia's Primary, Cheam High and Nonsuch High School for Girls (please check catchment areas).











ACCOMMODATION

Living Room - 14'7" x 12'6" max (4.45m x 3.8m max)

Dining Room - 12' x 11' max (3.66m x 3.35m max)

Sun Room - 13'6" x 6'11" max (4.11m x 2.1m max)

Kitchen/Breakfast Room - 14' x 11'9" max (4.27m x 3.58m max)

Utility Room

Downstairs Bedroom - 14'6" x 11'2" max (4.42m x 3.4m max)

Downstairs Shower Room/WC

Bedroom - 17'9" x 13'6" max (5.4m x 4.11m max)

Bedroom - 13'10" x 12'7" max (4.22m x 3.84m max)

En-Suite Shower/WC

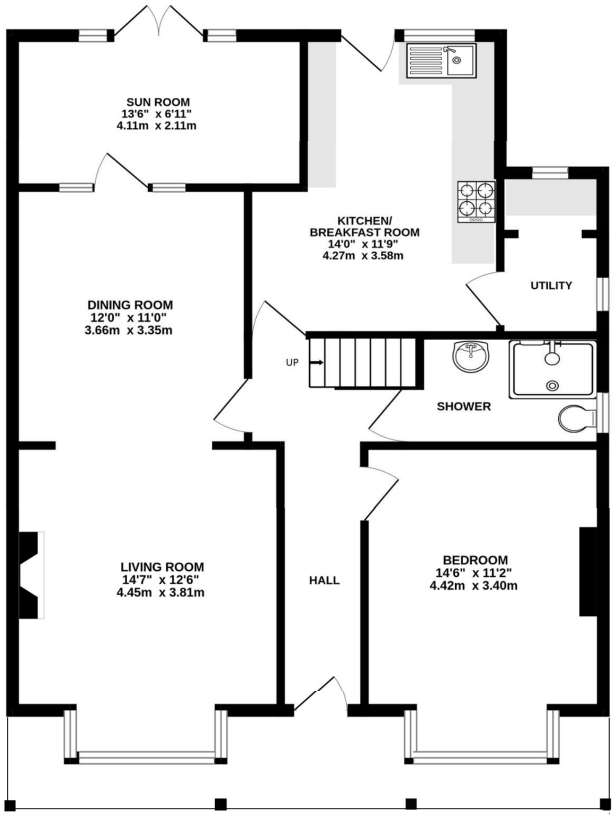
Garden - Approx. 30ft



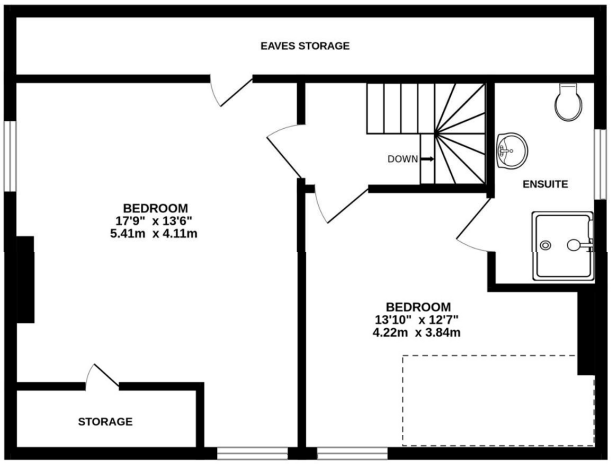
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INTERNAL FLOOR AREA (APPROX.) 1435 sq ft/ 133.32 sq m

Garden extends to 30' (9.14m) approx.



GROUND FLOOR



FIRST FLOOR

Winkworth

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