



Langley Avenue, , Worcester Park, KT4 8PB

Price Guide £600,000



# Langley Avenue, , Worcester Park, KT4 8PB

## DESCRIPTION

Guide Price £600,000- £650,000

Nestled on the charming Langley Avenue in Worcester Park, this delightful five-bedroom detached family home offers a perfect blend of space and comfort. Spanning an impressive 1,346 square feet, this property is ideal for those seeking a welcoming environment for family living.

Upon entering, you are greeted by a large reception room that provides an inviting space for relaxation and entertaining. The room is bathed in natural light, creating a warm and airy atmosphere. Adjacent to the reception area, a lovely conservatory extends the living space, offering a tranquil spot to enjoy the garden views throughout the seasons.

The property boasts five well-proportioned bedrooms, providing ample accommodation for families or those wishing to have extra space for guests or a home office. With two bathrooms, morning routines will be a breeze, ensuring convenience for all members of the household.

For those with vehicles, the property features off-street parking for two vehicles, a valuable asset in this desirable area. The home, dating back to the 1930s and 1950s, retains a sense of character while offering modern living comforts.

This residence is particularly suited for first-time buyers looking to establish themselves in a friendly community. With its spacious layout and prime location, this home presents an excellent opportunity to create lasting memories in a wonderful setting. Don't miss the chance to make this charming property your own.

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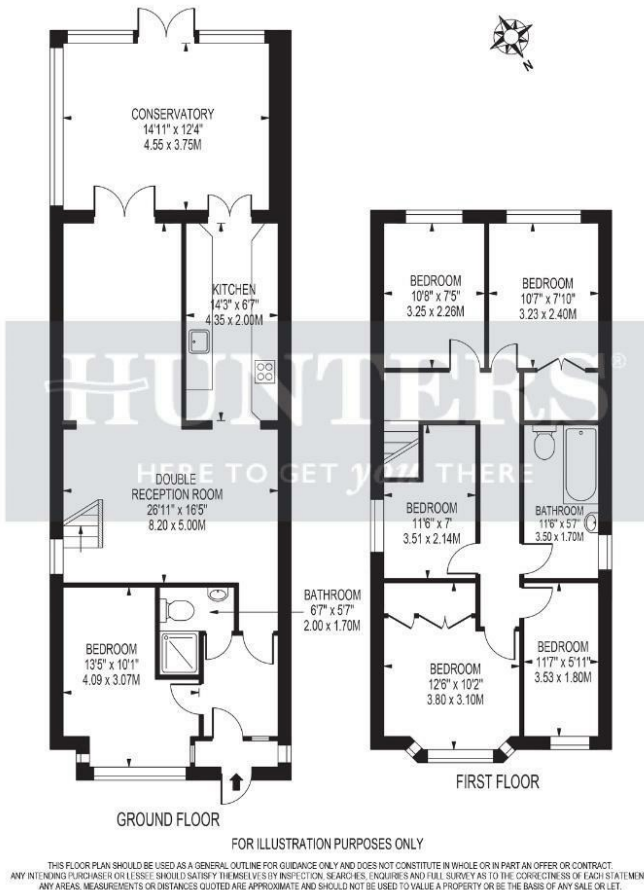






## LANGLEY AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1480 SQ FT - 137.54 SQ M



### Viewings

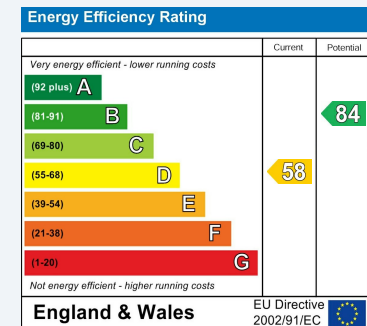
Please contact [worcesterpark@hunters.com](mailto:worcesterpark@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.