



**Langley Avenue, Worcester Park, KT4 8PD**

**£1600 PCM**

This immaculate two bedroom terraced house is situated in Worcester Park on the borders of Surrey & South West London. Located just 10 miles from Central London, Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes and departing every 15 minutes. Several well regarded schools are close by too, Available Immediately.

Ideal Location · Two Double Bedrooms ·  
Spacious Living Room · Fitted Kitchen

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### **Accommodation**

Cromwells are delighted to offer this immaculate and spacious two bedroom property situated in an ideal location in Worcester Park, the property benefits from two double bedrooms and spacious lounge with access to the garden, fitted kitchen, and family bathroom, with a secluded garden at the rear of the property. Available Immediately.

### **Outside**

Secluded Garden





Council Tax - D  
Tenure - Freehold

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Surrey  
SM3 8RW

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Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	74   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



