



Barn Elms Close, Worcester Park



Offers In Excess Of £800,000 Freehold

- End Of Terrace
- Stunning Home
- Five Bedrooms
- Four Bathrooms
- Utility Room
- Downstairs W/C
- Three Balcony's
- Kitchen/Dining Room
- Gated Development
- Allocated Parking Space

The Personal Agent are excited to offer to the market this immaculately presented, five bedroom, four bathroom family home in an exclusive gated development in one of Worcester Park's most sought after locations.

The property offers stylish, contemporary living throughout and boasts high ceilings and impressively sized rooms, but what sets it apart are arguably the views of parkland and greenery, an advantage maximised by three large balconies from which to enjoy the views.

The property comprises an entrance hall with access to storage, doors to; 21ft kitchen/dining room with a range of eye and base level contemporary units, granite work surfaces, integrated oven and hob, space for an American style fridge freezer and a front aspect bay window which allows in plenty of

natural light. Downstairs W/C. Utility room. Rear aspect living room with a wall of doors which slide apart allowing the living accommodation to flow beautifully into the garden.

On the first floor there are three bedrooms, two doubles and a single, the rear aspect double bedrooms offers an ensuite shower room and doors opening onto a balcony which overlooks the playing fields to the rear, the family bathroom completes this floor.

On the second floor there are two double bedrooms, both benefiting from modern ensuite shower rooms and balconies with lovely views of the surrounding area, offering what must be relaxing, tranquil and bright spaces to enjoy.

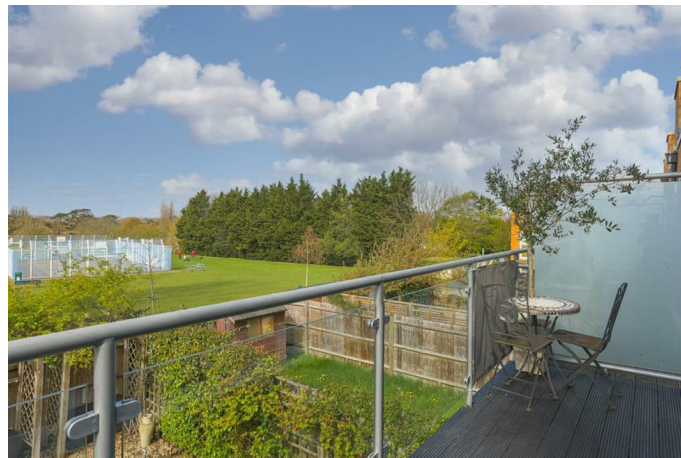
Outside to the rear there is an attractive South Westerly facing 31ft low maintenance rear garden, with a paved terrace ideal

for al fresco dining, and borders with mature planting. The property is also has an allocated parking space.

Barn Elms Close is situated in one of the most sought after, leafy parts of Worcester Park, with ample parkland and sports facilities nearby, whilst within walking distance are three railway stations (Stoneleigh being the closest) and multiple bus routes. The nearby A3 provides direct road access to central London as well as links to the M25.


Freehold.









Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		79	86
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





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