



Barn Elms Close, Worcester Park



£825,000

Freehold

- Four Bedrooms
- 20ft Kitchen / Dining Room
- Three Bathrooms
- Three Balconies
- Fantastic Views
- Garage / Utility Room
- South / West Facing Garden
- Gated Development
- Integral Garage
- Driveway With Parking For Two Cars



The Personal Agent are proud to present to the market this stunning, four bedroom family home in an exclusive gated development in one of Worcester Park's most sought after locations.

The property oozes contemporary and stylish living, is spacious throughout with high ceilings and impressively sized rooms, but what sets it apart are arguably the views of parkland and greenery, an aspect maximised by its status as the end plot in this development which grants it outlooks over three aspects. The property boasts three large balconies which really take advantage of the property's position.

To the ground floor a 20ft kitchen / dining / living space with granite work surfaces and a range of fitted

appliances flows beautifully into the garden and has a separate utility room which is to the rear of the garage. Throughout the ground floor are Porcelanosa porcelain floor tiles, and the kitchen and living room above benefit from a wired sound system.

To the first floor is one of the most striking rooms; a double aspect lounge measuring over 17 x 16ft with double sliding doors to the first of the balconies. This room, much like the bedrooms, must be a relaxing, tranquil and bright place in which to live and to enjoy the views around you and must be seen to be appreciated. Two bedrooms and a generously proportioned family bathroom share this floor.

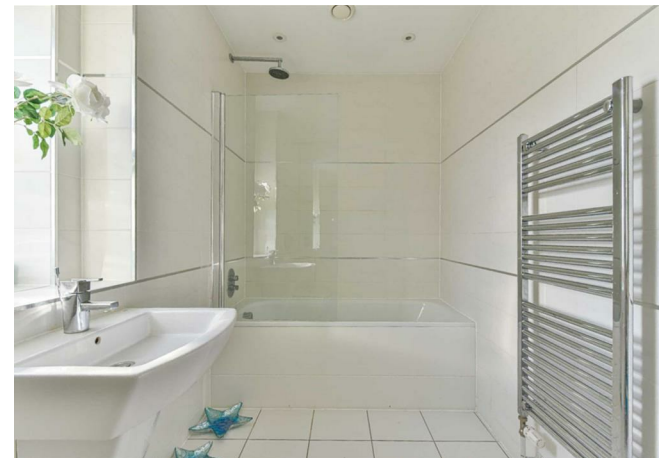
The top floor is occupied by two 16ft bedrooms with

ensuite bathrooms, fitted wardrobes and balconies which enjoy opposite views of the surrounding area.

An integral garage to the front with a driveway for two cars and South / West facing garden to the rear with a private gated side access complete this highly desirable home.

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 |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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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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