



barnard marcus

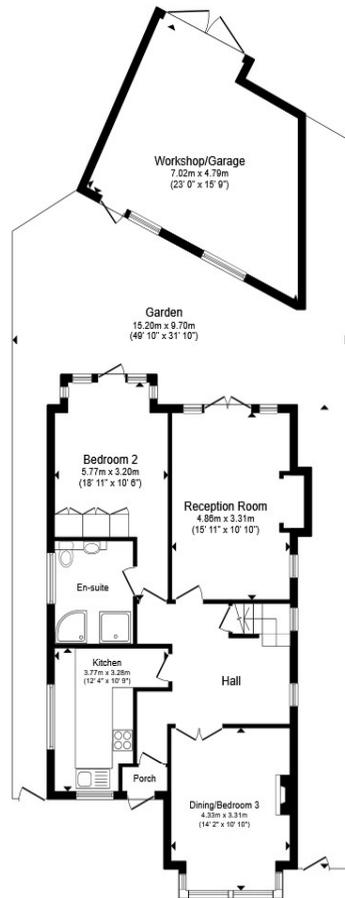
The Warren, Worcester Park, KT4 7DH

welcome to

The Warren, Worcester Park

Situated on a highly sought after private road is this beautifully presented and highly versatile three-bedroom, two bathroom detached bungalow. The property is located within easy reach of local shops and transport links.





Ground Floor



First Floor



Total floor area 133.8 m² (1,440 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Offering exceptional flexibility, the accommodation can be arranged as either two, three or four bedrooms depending on a purchaser's individual requirements - one of the true advantages of bungalow living. The welcoming entrance hall is particularly spacious and flooded with natural light. To the rear, both the principal bedroom and rear reception room provide direct access onto the garden. The family bathroom has been newly refurbished to a very high standard.

The rear garden features a block-paved patio area with a pathway leading to the workshop, is predominantly laid to lawn and bordered by well-established planting and mature shrubbery, offering both privacy and colour throughout the year.

The Warren enjoys the appeal of a peaceful, leafy corner of Worcester Park while remaining conveniently close to a range of local amenities and restaurants. The area is well served by a number of highly regarded primary and secondary schools, including Richard Challoner School, making it particularly attractive for families.

Excellent transport connections further enhance its appeal, with nearby railway stations providing direct services into London, as well as regular bus routes linking to Kingston, Epsom and the surrounding towns. Residents also benefit from an abundance of green open spaces within easy reach, including Horton Golf Park, Nonsuch Park and Auriol Park, offering excellent opportunities for leisure, recreation and outdoor enjoyment.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

welcome to

The Warren, Worcester Park

- Three Bedroom Detached Bungalow
- Highly Sought After Private Road
- Two Bathrooms
- Office/Bedroom 4
- Lovely Rear Garden + Workshop

Tenure: Freehold EPC Rating: E
Council Tax Band: F

guide price

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WCP108308



Property Ref:
WCP108308 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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