



HUNTERS[®]

Barn Elms Close, Worcester Park, , KT4

ZAP
Asking Price £840,000

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EXCLUSIVE



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Hunters takes great pride in introducing this end of terrace family residence situated in the highly desirable Worcester Park area in a gated private cul-de-sac just off Salisbury Road. The ground features a bright dining room connected to a fully equipped kitchen. There is a generous reception area featuring a glass wall that allows ample natural light. This room opens to the rear garden and patio through a sliding door. For added convenience, the ground floor also includes a utility room and a WC. The first floor benefits from three double bedrooms, with the smaller one easily adaptable as a home office or gym. The master bedroom stands out with its en suite bathroom and balcony. Moving to the top floor you will find two spacious double bedrooms, each equipped with en suite bathrooms and balconies. All balconies offer stunning views of the surrounding Auriol Park and local greenery.

The meticulously maintained private garden and patio area at the rear of the property, are accessible through the side gate. Furthermore, the property includes allocated parking space, with potential to add more parking spaces to the front. With its convenient location in close proximity to local amenities and excellent transportation connections, we highly recommend scheduling a viewing.





Kitchen
22'0" x 10'11"

Reception Room
16'2" x 16'0"

Bedroom 1
16'0" x 14'2"

Balcony - 1st Floor
16'0" x 4'9"

Bedroom 2
14'9" x 8'9"

Bedroom 3
9'10" x 6'11"

Bedroom 4
16'2" x 10'11"

Balcony - 2nd Floor
16'2" x 4'9"

Bedroom 5
16'2" x 10'11"

Parking Space
15'8" x 8'11"







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	86

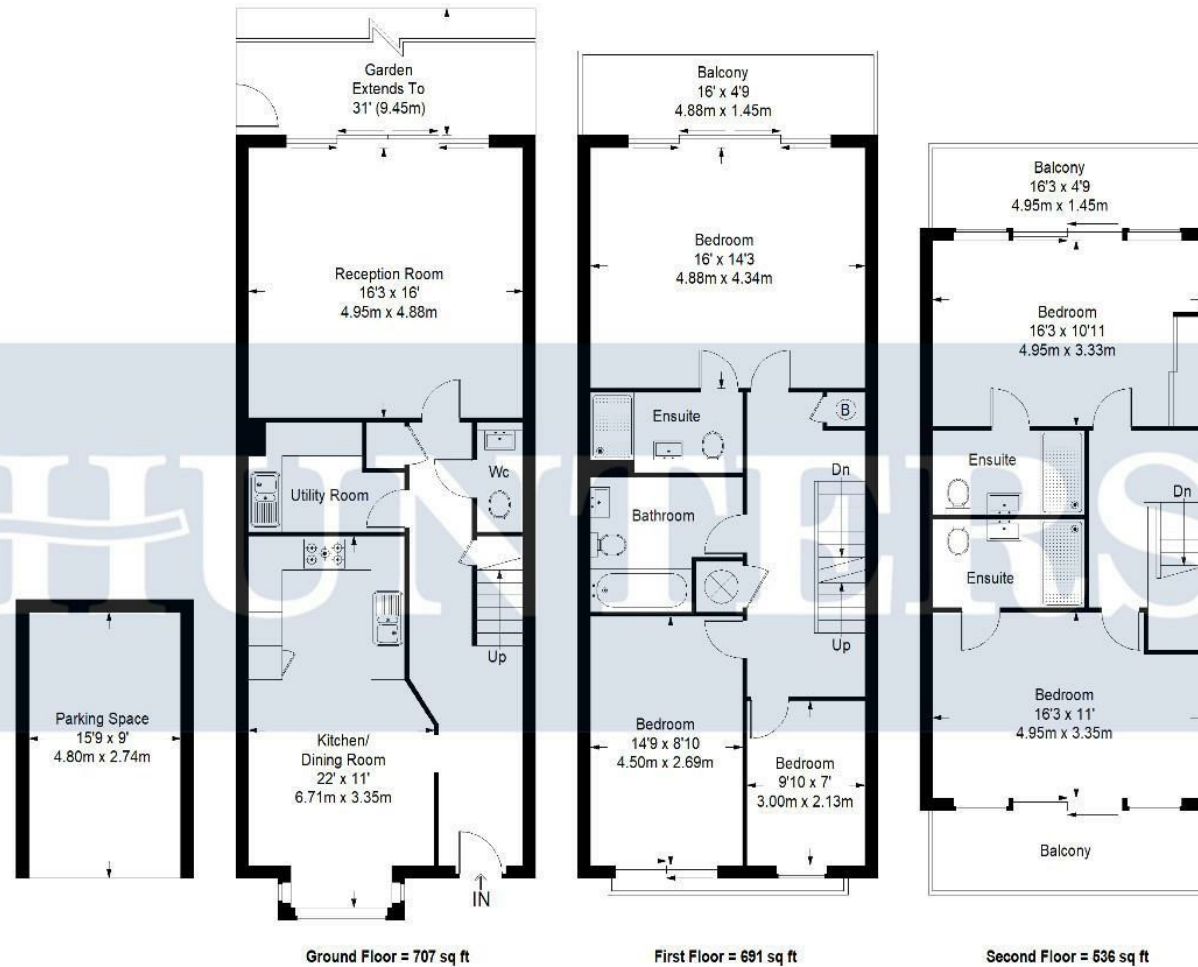
England & Wales EU Directive 2002/91/EC

DISCLAIMER

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.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
 0208 432 2347 | Website: www.hunters.com

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