



Barrow Hill Close, Worcester Park

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- Stylish Townhouse In Wooded Close
- Spacious Entrance Hall
- Ground Floor Home Office/Gym/Bed Four
- Bedroom with En-Suite W.C and Terrace
- Open Plan Kitchen/Dining/Family Room
- Large Balcony and Landscaped Rear Garden
- Two Further Double Bedrooms
- Modern Family Bathroom
- Private Driveway
- Quiet Cul-De-Sac Location

A stylish three story townhouse set in a beautiful woodland like setting with a terrace balcony overlooking a landscaped rear garden located in a quiet cul-de sac yet within easy reach of local amenities. Viewing Highly Recommended.

Enjoying a fantastic position, tucked away towards the head of a small cul-de sac, the property benefits from being within close proximity of great local schools, as well as high street shops and Worcester Park, Tolworth and Maldon Manor stations are less than 1 mile away, ensuring practicality at every step.

As soon as you step through the front door the great feel of the property is immediately apparent with a welcoming entrance hallway. The well proportioned accommodation continues with lots of natural light and



tasteful design touches throughout making this not only a practical and well balanced family home, but most importantly it's beautifully finished too.

On the ground floor is an impressive bedroom with an en suite cloakroom and there is direct access to private terrace and the rear garden. The garage has been skilfully converted into a home office/gym which can also be used as the fourth bedroom.

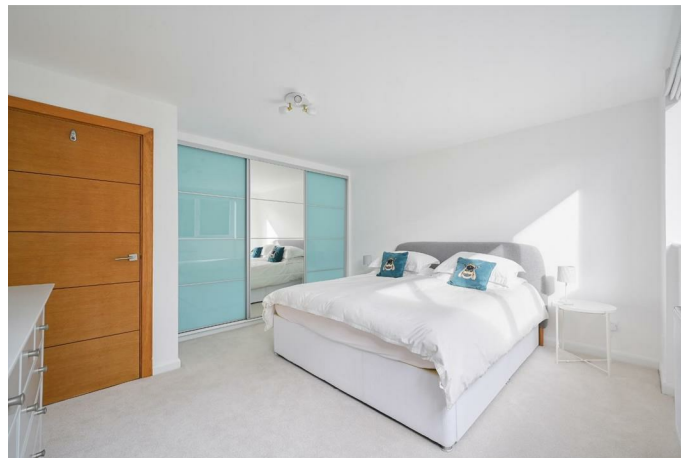
At the heart of this home is the modern and stylish open plan kitchen with quartz worktops and breakfast bar and a dining area which creates the perfect entertaining space and seamlessly links to the lounge with double glazed windows and sliding doors leading to a terrace balcony which overlooks a secluded rear garden with a lovely wooded aspect the perfect space to relax and unwind.

To the first floor there are two nicely proportioned bedrooms and a modern family bathroom.

The secluded rear garden has been beautifully landscaped and backs direct onto a wooded area and there is private driveway to the front.

Barrow Hill Close is situated in one of the more leafy parts of Worcester Park, with ample parkland and sports facilities nearby, whilst within walking distance are Tolworth railway stations and multiple bus routes. The nearby A3 provides direct road access to central London as well as links to the M25.

Tenure: Freehold
Council Tax: Currently Band 'D'







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(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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