



**Westmount Close, Worcester Park, KT4 8FL**



**welcome to**

**Westmount Close, Worcester Park**

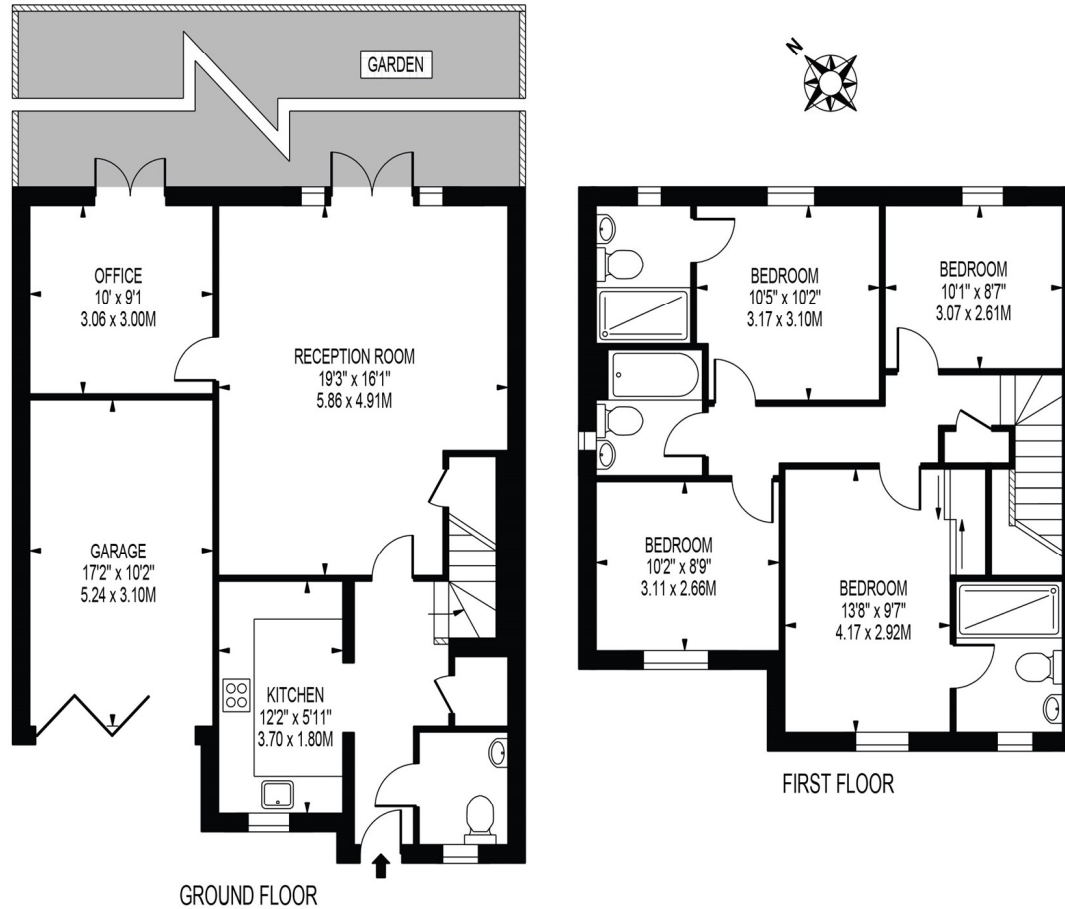
A very well presented, four bedroom, three bathroom family home on the prestigious Hamptons development. The property enjoys spacious and versatile living space, a pretty rear garden and use of the fabulous park & communal facilities.



## WESTMOUNT CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1291 SQ FT - 119.97 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 175 SQ FT - 16.24 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A very well presented, four bedroom, three bathroom family home on the prestigious Hamptons development. The property enjoys spacious and versatile living space, a pretty rear garden, integral garage & driveway and use of the fabulous communal facilities. The house is located within 2/3rds of a mile of Worcester Park town centre and mainline station.

The Hamptons is a fabulous New England inspired development of family homes and apartments built by St James Homes (part of The Berkeley Homes Group) set within 30 acres of landscaped parkland. The development comprises lakes, jogging trails, tennis courts, water features and a superbly equipped gymnasium within Maple Lodge, the community hall.

Worcester Park is located on the borders of Surrey & South West London. Located just 10 miles from Central London, and is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes. Our attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsbury's, Pizza Express, Costa, Cafe Nero, Boots, WH Smiths & Superdrug as well as an array of independents.

welcome to

## Westmount Close, Worcester Park

- The Prestigious Hamptons Development
- Lovely Spacious Family Home
- Four Bedrooms & Three Bathrooms (two ensuite)
- Generous Living & Study/ Playroom
- Pretty Rear Garden

Tenure: Freehold EPC Rating: C

**£785,000**



**view this property online** [barnardmarcus.co.uk/Property/WCP107440](https://www.barnardmarcus.co.uk/Property/WCP107440)

Please note the marker reflects the postcode not the actual property



Property Ref:  
WCP107440 - 0005

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.



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