



The Warren, Worcester Park, KT4 7DH

welcome to

The Warren, Worcester Park

An attractive & beautifully presented four bedroom, three bathroom, two reception detached bungalow situated in a sought after private road. This super home enjoys generous & versatile accommodation, a large & pretty rear garden, there is a garage and a good-sized driveway with plenty of parking.



THE WARREN, WORCESTER PARK

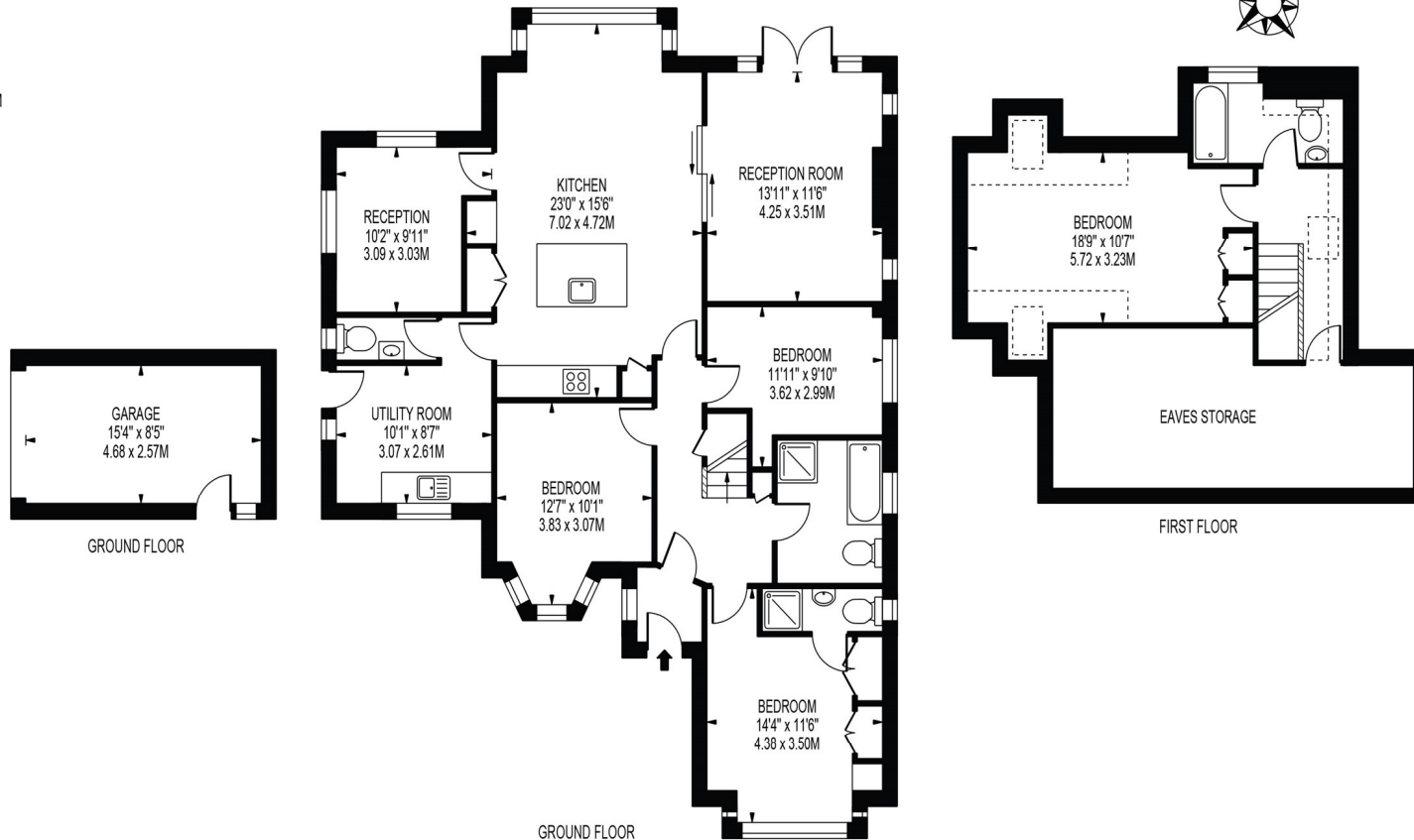
APPROXIMATE GROSS INTERNAL FLOOR AREA: **1765 SQ FT - 164.01 SQ M**

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **290 SQ FT - 26.90 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **129 SQ FT - 12.03 SQ M**

RECEPTION ROOM



GROUND FLOOR
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.

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Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to Waterloo in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Airports. Bus services run to Morden's Northern Line Station in approx. 15 minutes. The attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Nandos, Costa, Caffe Nero, Starbucks Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and of eateries to satisfy most culinary requests. Young families are attracted to the area's plethora of high performing schools and no less than seven parks.

welcome to

The Warren, Worcester Park

- Attractive & Beautifully Presented Detached Bungalow
- Popular Private Road Location
- Four Bedrooms + Three Bathrooms
- Two Reception Rooms
- Attractive Kitchen-Dining Room + Utility Room

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£850,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/WCP106716](https://www.barnardmarcus.co.uk/Property/WCP106716)



Property Ref:
WCP106716 - 0002

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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