



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

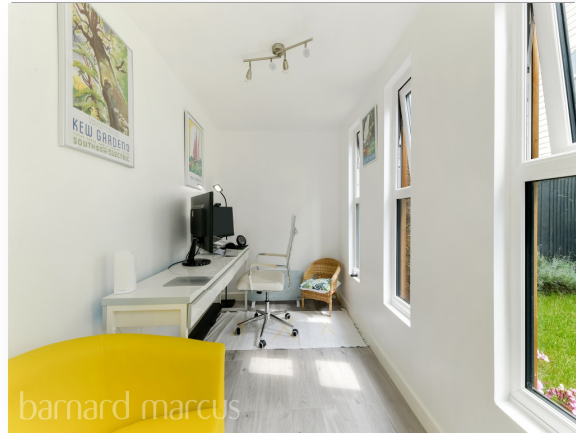




**welcome to**

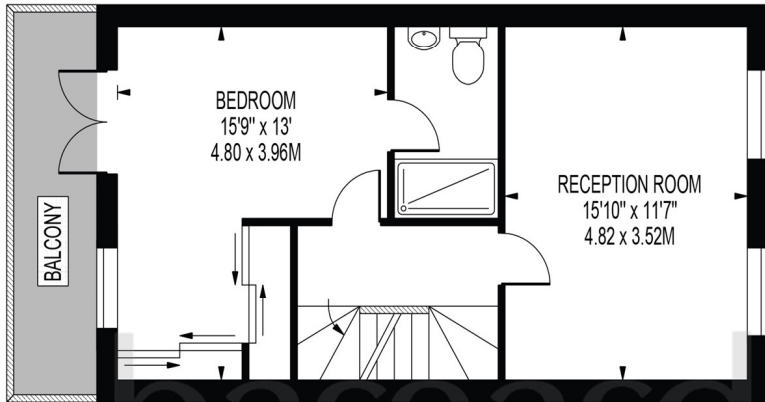
**Westmount Close, The Hamptons, Worcester Park**

Set within the prestigious Hamptons development is this fine example of a three/four bedroom, two bathroom family home. This Super property enjoys flexible and generous living accommodation across three floors. The property benefits from off street parking and a pretty, landscaped rear garden.

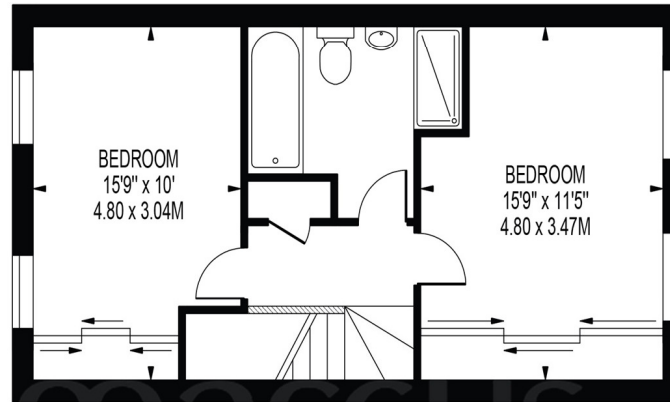


# WESTMOUNT CLOSE

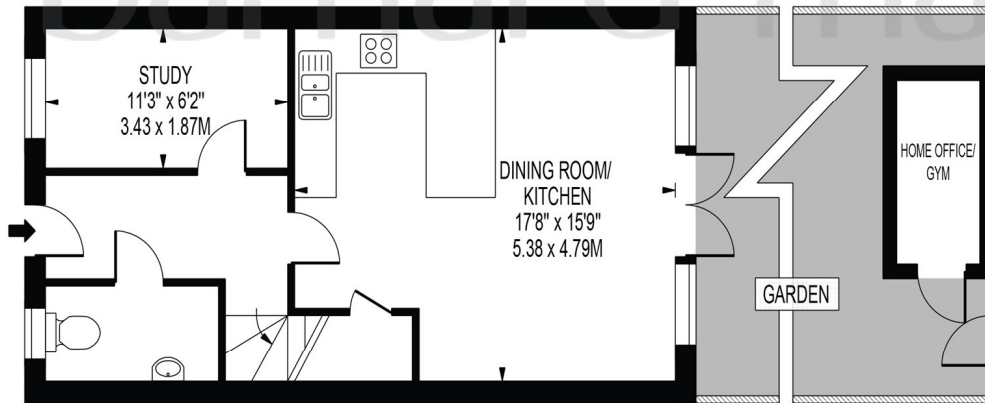
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1411 SQ FT - 131.04 SQ M  
(EXCLUDING HOME OFFICE/GYM)



FIRST FLOOR



SECOND FLOOR



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.

From the welcoming hallway at Westmount Close, you'll find a convenient home office: perfect if you work from home. The kitchen/diner is located at the rear of the house and includes fitted appliances, granite work surfaces, and a breakfast bar. Double doors lead through to the landscaped rear garden, which is home to the modern garden office or gym. Also, on the ground floor is the cloakroom.

On the first floor, you'll be greeted by the spacious living room, which benefits from double windows to the rear. The master bedroom suite boasts fully fitted wardrobes and an ensuite shower room. The top floor of this wonderful home comprises two further double bedrooms, each with fitted wardrobes, and a family bathroom with both shower and bath. This property further benefits from having an EV charger and solar panels.

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

welcome to

## Westmount Close, The Hamptons, Worcester Park

- Four Bedroom Town House
- Hamptons Development
- Modern Kitchen/Family Room
- Downstairs Cloakroom
- Fitted Wardrobes to Bedrooms

Tenure: Freehold EPC Rating: B

**£720,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/WCP107844](https://www.barnardmarcus.co.uk/Property/WCP107844)



Property Ref:  
WCP107844 - 0010

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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