



The **PERSONAL** Agent

2 Barn Elms Close, Worcester Park
£729,950

Worcester Park

- Five Bedrooms
- 20ft Kitchen / Dining Room
- Utility Room
- Gated Development
- South / West Facing Garden
- Fantastic Views
- Four Bathrooms
- Three Balconies

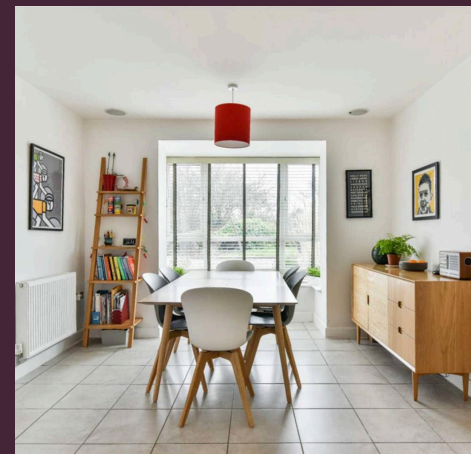
Tucked away within a prestigious gated development in one of Worcester Park's most desirable locations, this exceptional five bedroom home offers a lifestyle defined by space, privacy and connection to nature.

From the moment you arrive, there is a sense of calm and exclusivity. Step inside and the home immediately impresses with its high ceilings, generous proportions and an abundance of natural light that flows effortlessly throughout.

At the heart of the home is a stunning open plan kitchen, dining and living space, a place designed not just for cooking, but for gathering, entertaining and everyday family life. Thoughtfully laid out with quality finishes and sleek worktops, it's a space that adapts seamlessly from busy mornings to relaxed evenings.

To the rear, the principal living room provides a more tranquil retreat, opening directly onto the garden. Sliding doors blur the boundary between indoors and out, creating a perfect setting for summer entertaining or peaceful evenings overlooking the garden.

The upper floors have been carefully arranged to





Description

Smart, sustainable & secure the property benefits from a range of high quality upgrades: 4KW solar panel system with 5Kw/h energy storage system (installed 2022, with 5-year warranty remaining) Tesla EV charger installed in 2023 Upgraded ADT alarm system with garden monitoring and smart doorbell These thoughtful additions provide modern, future ready living with enhanced security, energy efficiency and practicality.



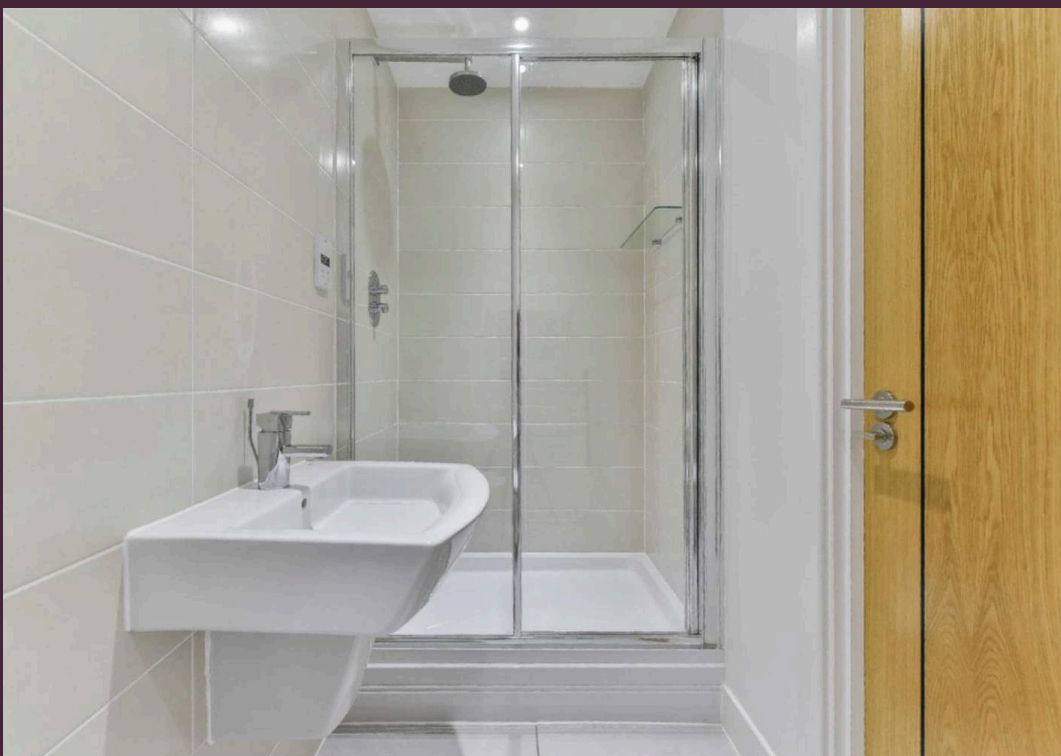
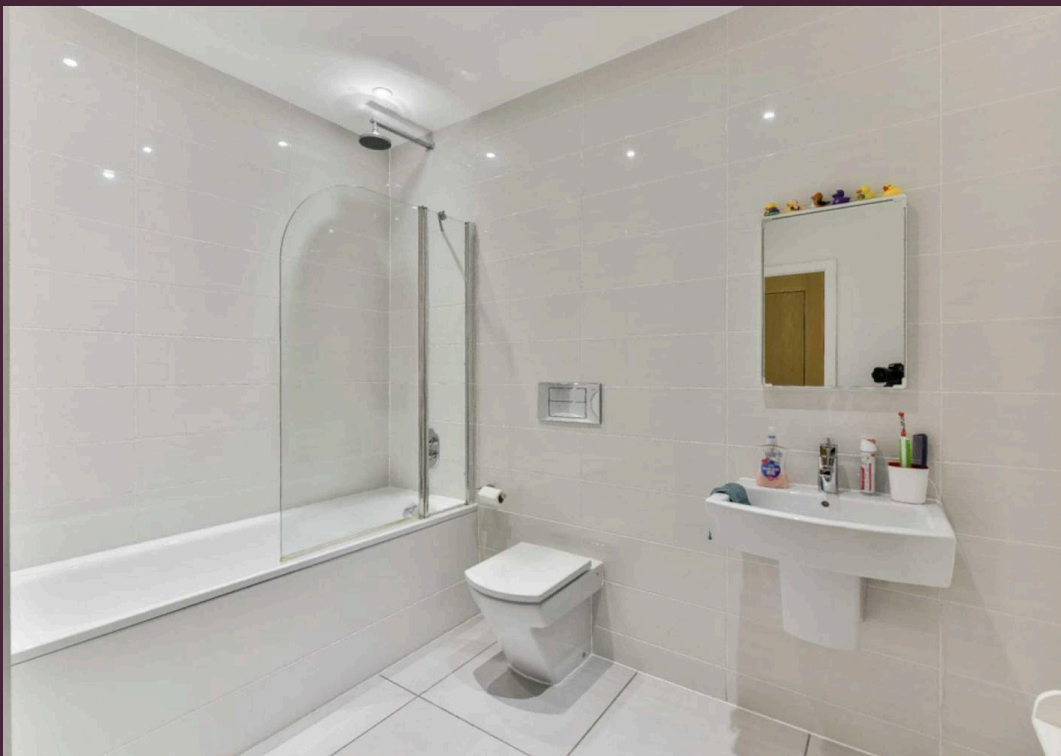
What truly sets this home apart is its unique connection to the outdoors. With three private balconies, you are never far from fresh air or an uninterrupted outlook, whether enjoying your morning coffee or simply taking in the peaceful surroundings. The south west facing garden has been thoughtfully arranged to offer both lawn and landscaped areas, capturing the best of the afternoon and evening sun, perfect for family time, outdoor dining or quiet relaxation. Barn Elms Close enjoys a peaceful yet highly convenient position, surrounded by open green spaces and recreational facilities. Despite its tranquil setting, the property remains well connected, with several nearby railway stations providing access into London, and excellent road links via the A3 and M25. A range of local amenities, schools and transport options are all within easy reach, making this an ideal home for both families and commuters alike. PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





Barn Elms Close, Worcester Park

Total Area: 207.3 m² ... 2231 ft² (excluding garden, storage shed)

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, mis-statement or use of data shown.

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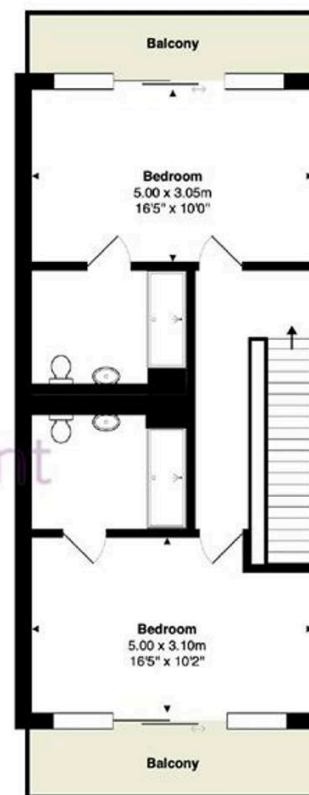
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Ground Floor



First Floor



Second Floor



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