

PORTFOLIO from barnard marcus

Knolls Close, Worcester Park, KT4 8UR

Welcome to Knolls Close

Positioned at the end of an exclusive terrace of just three homes within a highly sought-after area of Worcester Park, this impressive property on Knolls Close is tucked away along a quiet pedestrian pathway, commanding a notably generous corner plot.



Accommodation

1,227 sq ft

A beautifully balanced three-bedroom family home offering over 1,200 sq. ft. of versatile living space, complete with a private rear garden measuring approximately 45 ft x 39 ft.

The ground floor opens into a bright entrance hall leading through to an impressive main reception room extending over 17 ft, providing an ideal setting for both relaxing and entertaining. Double doors lead through to a dedicated dining room, which benefits from direct access out to the rear garden, alongside a separate, well-appointed fitted kitchen. A guest cloakroom/WC completes the ground floor layout.

Upstairs, the first floor features three well-proportioned bedrooms, including a generous principal bedroom measuring over 16 ft with its own private en-suite shower room. Two further bedrooms are served by a spacious three-piece family bathroom.

The property has been well cared for and is in tidy order throughout, presenting a fantastic opportunity for buyers seeking a generous footprint with scope to cosmetically update and make it their own. It also offers excellent



potential to extend (STPP)


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Outside

West Facing Garden

A particular feature of the property is the impressive rear garden, enjoying a private and established setting. The garden combines a level lawn with extensive paved terraces, ideal for al fresco dining, together with mature planting, a gazebo-covered entertaining area and useful garden storage. A gated side access offers convenient access between the front and rear of the property. To the front, the property benefits from an attractive area of garden set away from the road and approached via a pedestrian pathway serving only a small number of neighbouring homes. The property also benefits from a garage situated within a nearby block, offering useful storage and off-street parking potential.

Location

0.4 Miles to Worcester Park Railway Station

Knolls Close is a quiet cul-de-sac situated within easy reach of Worcester Park High Street, residents can enjoy a variety of shops, restaurants, and local amenities. Worcester Park station provides direct rail links to London Waterloo making it highly convenient for commuters. For those searching for schools, several highly requested Junior & Senior schools are within the area including Cheam Common Academy (Infants & Junior), which is a short walk away.







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Ground Floor



First Floor

Total floor area 114.0 m² (1,227 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

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Guide Price

£650,000

- Quiet Cul-de-Sac Location
- Approximately 1,227 Sq Ft of Accommodation
- Three Well-Proportioned Bedrooms
- No Onward Chain

EPC Rating: D
Council Tax Band: F
Tenure: Freehold

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To find out more information or to arrange a viewing call

020 8330 0141

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The Property Ombudsman

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