



Timberyard Mews, Worcester Park

The **PERSONAL** Agent

Offers Over £750,000

Freehold

- Exclusive Gated Development
- Stylish Town House With Designated Parking
- Entrance Hall and Downstairs Cloakroom
- Fully Integrated Kitchen With Breakfast Bar
- Spacious Lounge/Dining Room
- Bi Fold Doors to Landscaped Garden
- Two First Floor Bedrooms and Terrace Balcony
- Principle Bedroom with En-Suite
- Discreetly Positioned Close to Worcester Park High Street
- Viewing Highly Recommended

Perfectly positioned within an exclusive gated development, this exceptional three bedroom townhouse delivers a refined blend of contemporary architecture, bespoke upgrades and effortless modern living. Completed in 2018 and enhanced with a series of stylish, design led finishes, the property offers a secure and serene environment just moments from the bustling Worcester Park High Street.

Discreetly tucked away yet superbly connected, the development offers the reassurance of secure gated living while remaining close to everything Worcester Park has to offer. The bustling High Street, excellent local schools and a choice of green spaces are all within easy reach. For commuters, London is less than 30 minutes away by train, making this an ideal base for those seeking both lifestyle and convenience.

The ground floor has been thoughtfully reimagined to create a striking open plan space that flows with ease from kitchen to garden. The fully fitted kitchen features mirrored tiled splashbacks, integrated appliances and a sleek breakfast bar, ideal for casual dining or morning coffee. This opens into a dedicated dining area and a beautifully curated lounge, where acoustic wood panelled walls add warmth and texture. Full width bi-fold doors extend the living space onto a private sun terrace and landscaped rear garden, offering a perfect setting for entertaining or unwinding in the evening light.



The first floor hosts two generous double bedrooms, each designed with comfort and versatility in mind. One enjoys direct access to a terrace balcony overlooking the garden, currently styled as a chic home office, it provides an inspiring space for remote working or creative pursuits. A contemporary family bathroom completes this level, finished with clean lines and modern fittings.

The entire top floor is dedicated to an indulgent principal suite. A calm and inviting retreat, it features a dressing area with fitted wardrobes and a luxurious en suite shower room with a large walk-in shower. This thoughtfully designed space offers privacy, comfort and a sense of boutique hotel luxury.

Outside designated parking, a landscaped rear garden and a host of bespoke upgrades, this contemporary townhouse is perfectly suited to young professionals working in London, families in search of good local schools and those seeking a secure lock up and leave home with a distinctive design edge.

Worcester Park offers an excellent selection of everyday amenities, including a Waitrose, banks and building societies, and a range of essential shops and services. A variety of cafés and restaurants bring a vibrant feel to the High Street, while the larger shopping and leisure hubs of Kingston and Wimbledon are just a short drive away.

The property is ideally positioned for commuters, with Worcester Park mainline station only a short walk along the High Street, providing regular services into London. The 93 bus route also offers convenient access to Morden underground station for the Northern Line.

For those travelling further afield, the M25 and A3 are easily accessible, offering straightforward routes into London and to both Heathrow and Gatwick international airports.

Tenure: Freehold
Annual service charge amount (£) - £800.00
Council Tax Band: E

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.

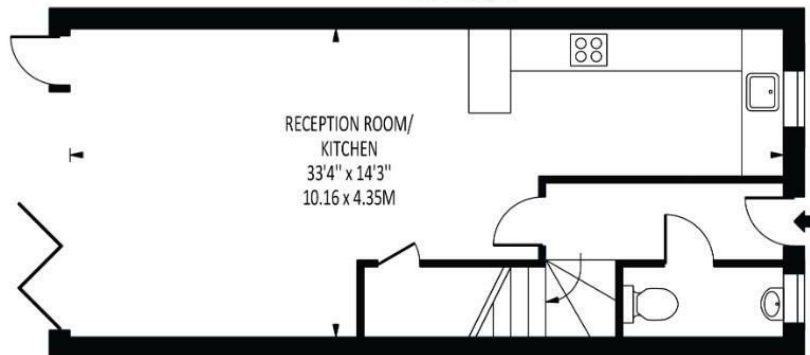
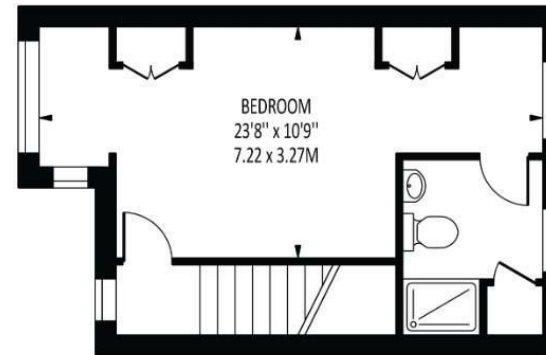
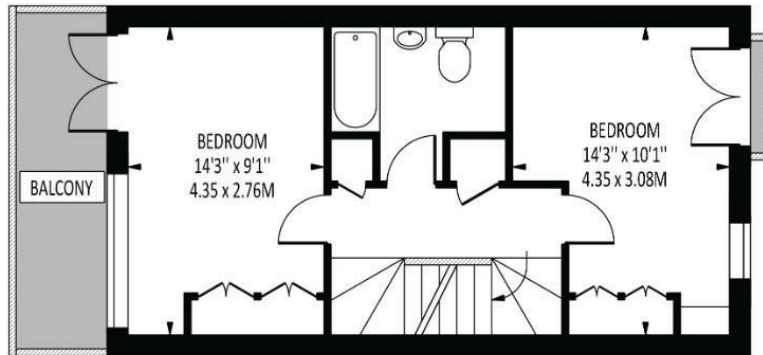




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Total Area: 1203 SQ FT • 111.76 SQ M



GROUND FLOOR

Disclaimer: 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 of 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	88	90
England & Wales		
	EU Directive 2002/91/EC	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

