



Barn Elms Close, Worcester Park

The **PERSONAL** Agent

Guide Price £875,000

Freehold

- Exclusive gated development
- Stylish open plan kitchen / dining / living area
- High ceilings and exceptional natural light
- Five spacious bedrooms with made to measure fitted wardrobes
- Multiple ensuite bathrooms
- Three private balconies with far reaching views
- South-west facing landscaped garden
- Excellent transport links and nearby green spaces
- Designated Parking Spaces
- Stunning Parkland Views

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 offer both privacy and comfort.



The principal bedroom suite is a true sanctuary, bright, calm and beautifully positioned to take full advantage of the surrounding views. With direct access to a private balcony, it's the ideal spot to begin or end your day.

Across the home, five generously sized bedrooms provide exceptional flexibility, whether for growing families, guests, or working from home. Several rooms benefit from their own ensuite bathrooms and balconies, each offering a different perspective of the greenery that surrounds the property

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.

Tenure- Freehold
Annual service charge amount (£) - 900.00
Council tax band - F

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.







Barn Elms Close

Total Area: 2081 SQ FT • 193.33 SQ M
(Excluding Storage/ Shed)



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			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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