



barnard marcus

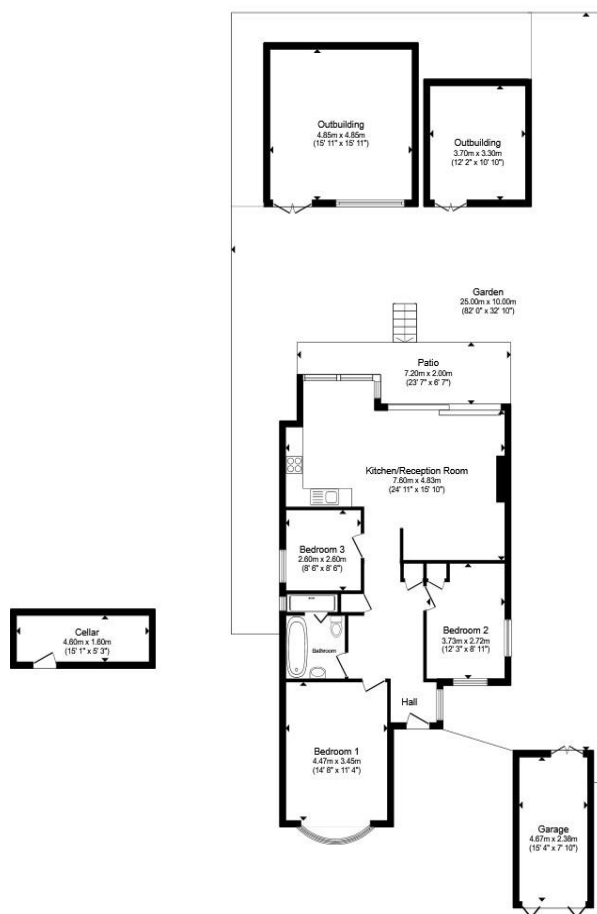
The Warren, Worcester Park KT4 7DL

welcome to

The Warren, Worcester Park

An extended and beautifully presented three-bedroom detached bungalow within the highly regarded and peaceful private setting of The Warren. The property itself boasts over 1,500 sq.ft. of versatile living accommodation, 82 ft South Facing Garden and Extensive Private Driveway.





Occupying a generous plot and nestled within a sought-after private location, very few properties offer as much as The Warren. Boasting over 1,500 sq.ft. of spacious living accommodation, the property further benefits from a beautiful 82ft south facing garden, detached garage off street parking.

From the front, a wide block-paved driveway provides parking for multiple vehicles alongside access to the single garage. Inside, the accommodation is arranged on one level, centered around an open-plan kitchen and reception room at the rear measuring nearly 25ft across. This main living area incorporates a practical fitted kitchen, dedicated space for dining, and wide sliding doors opening out to the garden patio. The property features three bedrooms and a four-piece bathroom suite fitted with a freestanding bath and a separate shower enclosure. The principal bedroom sits to the front with a bay window and built-in wardrobes, while the remaining two bedrooms provide flexible options for family, guests, or a home study. In our opinion, a particular feature to mention is the cellar, which offers a fantastic option for storage.

Outside, the rear garden extends to approximately 82ft (25m), featuring a paved patio with a covered canopy leading out onto a level lawn. At the far end of the plot sit two detached outbuildings measuring 15'11" x 15'11" and 12'2" x 10'10", offering practical space for a dedicated home office, gym, studio, or workshop away from the main home.

Total floor area 141.9 m² (1,528 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



welcome to

The Warren, Worcester Park

- Detached Extended Bungalow
- Three Bedrooms
- Approx. 82ft Rear Garden
- Extensive Parking
- Detached Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£750,000

The Warren enjoys the appeal of a peaceful, leafy corner of Worcester Park while remaining conveniently close to a range of local amenities and restaurants. The area is well served by a number of highly regarded primary and secondary schools, including Richard Challoner School, making it particularly attractive for families.

Excellent transport connections further enhance its appeal, with nearby railway stations providing direct services into London, as well as regular bus routes linking to Kingston, Epsom and the surrounding towns. Residents also benefit from an abundance of green open spaces within easy reach, including Horton Golf Park, Nonsuch Park and Auriol Park, offering excellent opportunities for leisure, recreation, and outdoor enjoyment.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WCP108582 - 0002

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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