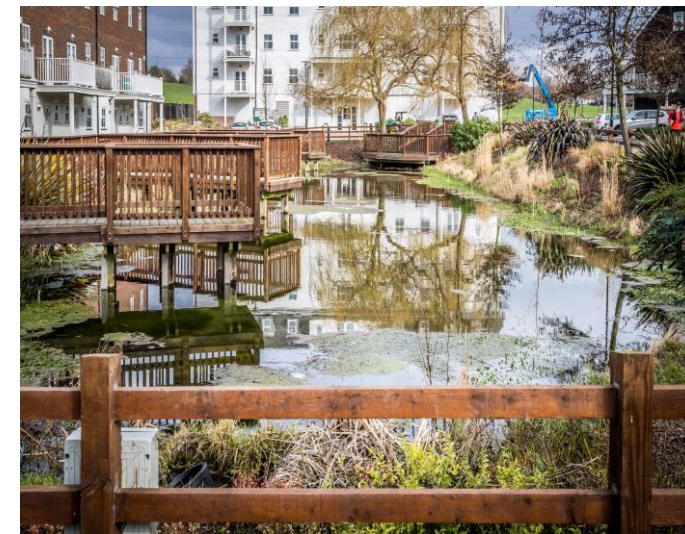




  
HENLEY HOMES

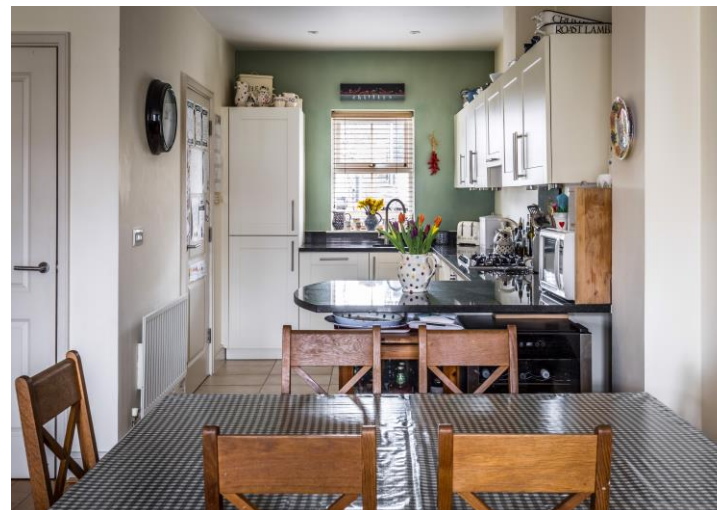
33 Beaumont Drive | Worcester Park  
Surrey | KT4 8FE |



This immaculately presented end of terrace town house is part of the prestigious and sought-after Hamptons development. With living accommodation spread over three floors, this delightful family home has four bedrooms and two bathrooms. On the ground floor there is a spacious bright kitchen/family/dining room and cloakroom. The first floor has a large double bedroom with fitted wardrobes with an en-suite shower room and a spacious sitting room with a south facing terrace. On the top floor there is a further three bedrooms and family bathroom. Externally there is parking for two cars and a garage. The rear garden is mainly laid to lawn with a large patio area. The Hamptons is an award-winning development by St James Homes which is set within approximately 30 acres of parkland, there is a residents only gymnasium, tennis courts, children's play areas and jogging trails.

**Kitchen/Family/Dining Room 31' 1" x 15' 7" (9.47m x 4.75m)**

Double aspect, the kitchen area has integrated washing machine and dishwasher, integrated fridge/freezer, electric over with gas hob and extractor hood, high and low level storage, ceramic tiled floor. The dining area has wood stripped flooring, with patio doors leading onto the patio, storage cupboard.





**Cloakroom 6' 4" x 3' 0" (1.93m x 0.91m)**  
Front aspect, low level WC, wall mounted wash hand basin, part ceramic tiled walls and tiled floor.



**Sitting Room** 15' 7" x 13' 5" (4.75m x 4.09m)  
Front aspect.

**Terrace** 9' 5" x 5' 3" (2.87m x 1.60m)  
Balcony.





**Bedroom 1** 15' 7" x 9' 10" (4.75m x 2.99m)  
Rear aspect, fitted wardrobes.

**En-suite** 7' 8" x 7' 1" (2.34m x 2.16m)  
Underfloor heating, heated towel rail, low level WC, wash  
hand basin, walk-in shower with wall mounted shower  
head, ceramic tiled floor and part tiled walls.



**Bedroom 2** 15' 7" x 9' 10" (4.75m x 2.99m)

Rear aspect, fitted wardrobes.

**Bedroom 3** 13' 5" x 8' 6" (4.09m x 2.59m)

Front aspect.

**Bedroom 4** 9' 8" x 6' 6" (2.94m x 1.98m)

Front aspect.

**Family Bathroom** 7' 8" x 7' 1" (2.34m x 2.16m)

Underfloor heating, ceramic tiled floor and part tiled walls, heated towel rail, wall mounted wash hand basin, low level, panelled bath with hand held shower attachment.



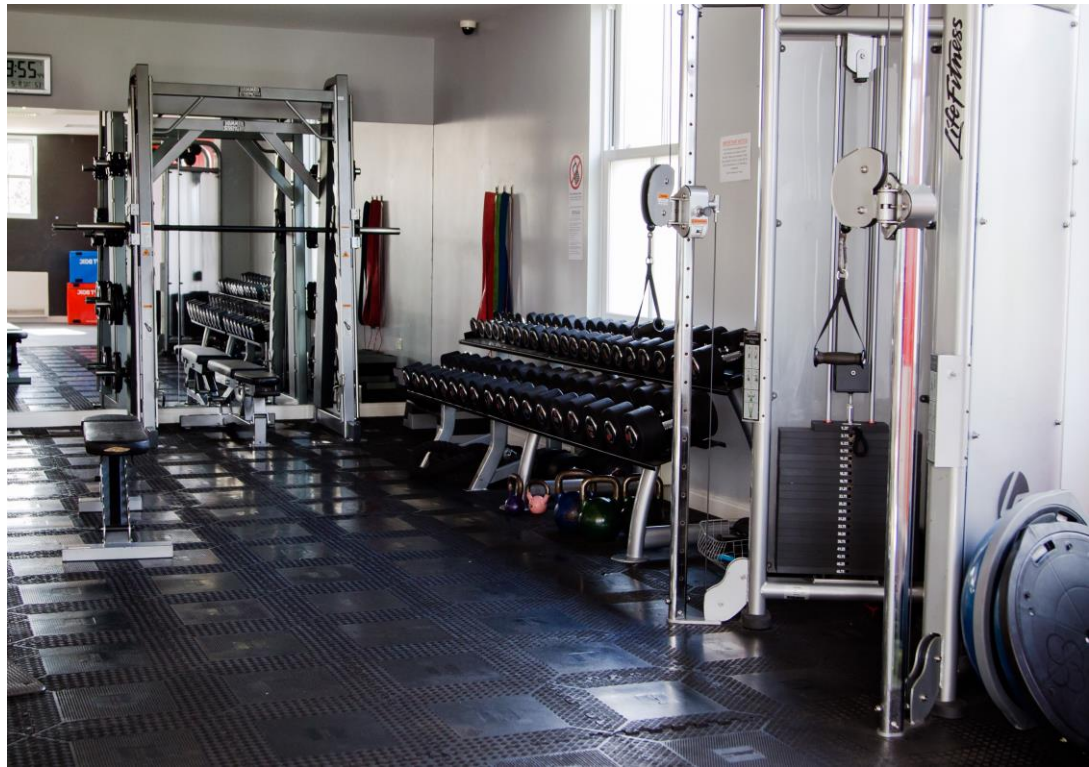


**Garden 36' 0" x 22' 0" (10.96m x 6.70m)**

**Garage 18' 8" x 10' 0" (5.69m x 3.05m)**








# Beaumont Drive KT4



**Approx. Gross Internal Floor Area 1452 sq. ft / 134.88 sq. m**  
**Approx. Gross Internal Garage Area 187 sq. ft / 17.37 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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