

# Fordham Close, Worcester Park, KT4

£725,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

Ivy Gate are delighted to present to the market, this beautiful, bright and airy four bedroom semi-detached family home located within the highly desirable and prestigious Hamptons development. The property comprises; ground floor with a very spacious open plan reception/kitchen which includes integrated appliances and direct access to the garden. There is also further storage and a w/c on this floor. To the first floor there are two double bedrooms, one of which has an accompanying en-suite bathroom. The top floor consists of a further two large double bedrooms, both of which benefit from en-suites as well as built in wardrobes. The rear garden also has a sunny patio area which is the ideal environment for entertaining

**4 Double Bedrooms**

**3 Bathrooms**

**Garage**

**Ground Floor Cloakroom / W.C**

**Prestigious Hamptons Development**

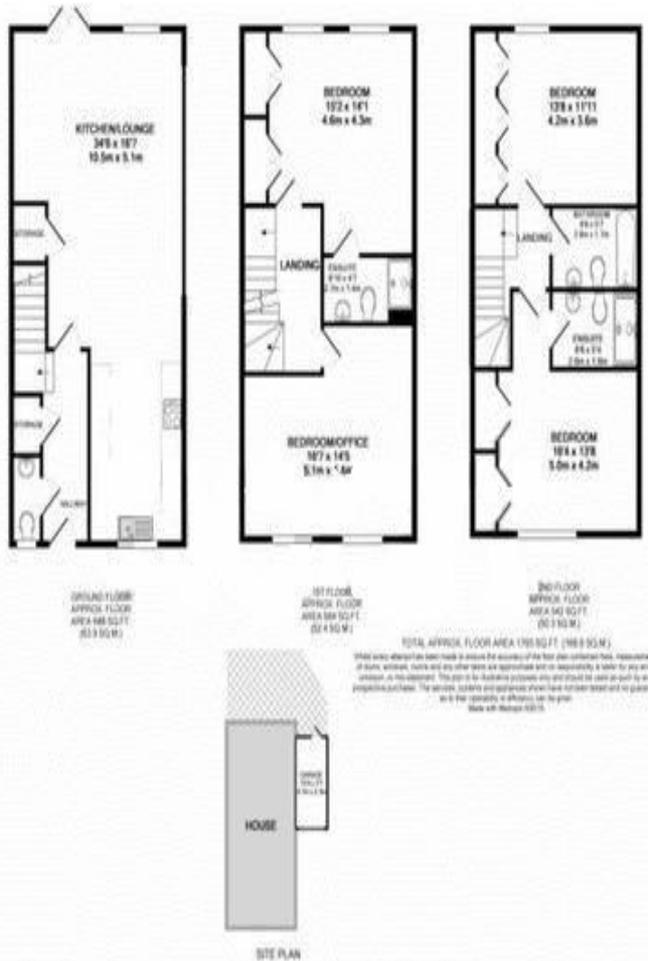
**Parking**

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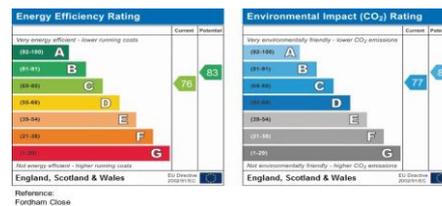


Tenure: Freehold

Council Tax: F

Local Authority: London Borough of Sutton

EPC Rating: C



## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.