

Mortimer Crescent, Worcester Park, KT4

£850000 Freehold

5 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

This stylish home comprises; modern living room with bay frontage, beautifully extended and newly fitted open plan kitchen complete with integrated appliances, central island and plenty of storage space. Leading on is a separate utility area which provides direct access to the integral garage. Bifold doors located to the rear of the house provide direct access to the spacious garden which features a modern paved patio, which is perfect for alfresco dining, whilst the remainder of the garden comes complete with artificial lawn. The garden further benefits from a large insulated outbuilding. The ground floor also offers a WC/ cloakroom. To the first floor are three double bedrooms, one single bedroom, walk in closet and a modern four piece family bathroom. The second floor offers a further double bedroom and ensuite bathroom with shower.

Semi Detached House

Renovated to exacting standards

Five Bedrooms

Garden

Outbuilding

Garage

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TOTAL FLOOR AREA: 1946 sq. ft. (180.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

Council Tax: E

Local Authority: Royal Borough of Kingston upon Thames



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.