

Sherbrooke Way, Worcester Park,KT4

£649,950 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception

IVY GATE™



Summary:

With generous accommodation over three floors, the ground floor comprises a front aspect sitting room leading through to a separate and modern fitted kitchen, and further rear aspect dining room with views over the rear garden. The first floor benefits from a front aspect sitting/reception room/fifth bedroom and rear aspect bedroom with impressive en-suite bathroom/W.C. To the second floor lies three further bedrooms, one with its own en-suite shower room/W.C, in addition to the main family bathroom/W.C. Alternatively, one of these bedrooms would make an ideal home office/study room. The top floor also has access to a large loft space which is perfect for storage. The property further benefits from a cloakroom/W.C on the ground floor, an external garage to the rear and off street parking

End of Terrace Family Home

Accommodation over Three Floors

Prestigious Hamptons Development

Four / Five Bedrooms

Three Bath / Shower Rooms

Modern Fitted Kitchen

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TOTAL FLOOR AREA: 1471 sq.ft. (136.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: F

Local Authority:

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.