

# Sherbrooke Way, Worcester Park, KT4

£2,200 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

Ivy Gate are delighted to bring to the market this well presented four bedroom mid terrace townhouse boasting spacious open plan living accommodation and modern interiors. The property comprises; entrance hallway leading to a well appointed and high spec open plan kitchen/reception room which also offers direct access to a private rear garden which was previously a show garden and has been landscaped to provide a modern low maintenance outdoor space. The ground floor also provides you with a W/C and storage space. To the first floor is an additional reception room and the master suite with ample built in storage and en-suite shower room. The second floor boasts a large double bedroom complete with another en-suite bathroom, two further bedrooms and an additional family bathroom. The top floor also has access to a large loft space which is perfect for storage.

**Four bedrooms**

**Two reception rooms**

**Three bathrooms**

**Built in storage**

**Garage and off street parking**

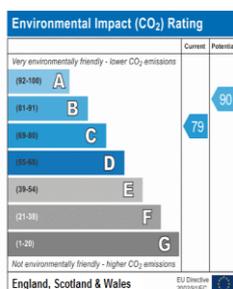
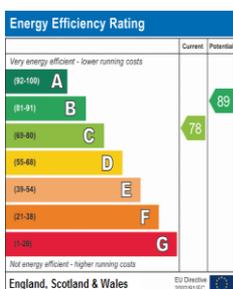
**Residents gym and tennis courts**

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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.