

Westmount Close, Worcester Park, KT4

£649,950 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

The property comprises; entrance hallway leading to a beautiful modern open plan kitchen/family room with integrated appliances, plenty of storage and direct access to the rear garden. The ground floor also benefits from a w/c and a study/additional bedroom. To the first floor a spacious living room, as well as the master bedroom with fitted wardrobes and a very well presented and modern en-suite bathroom. The top floor consists of a further two large double bedrooms as well as a modern family bathroom. This wonderful home also benefits from a large loft space, perfect for storage, as well as off street parking to the front of the house.

3 bedrooms

2 bathrooms

Excellent condition

Off street parking

Highly desirable development

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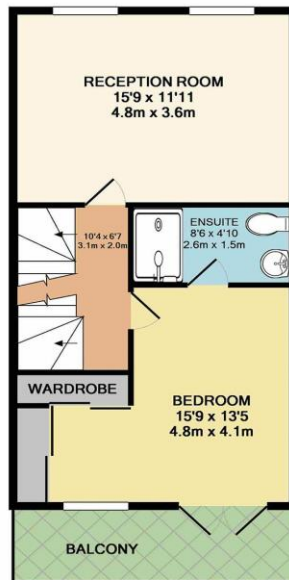
IVY GATE™

3 bedrooms
2 bathrooms
Excellent condition

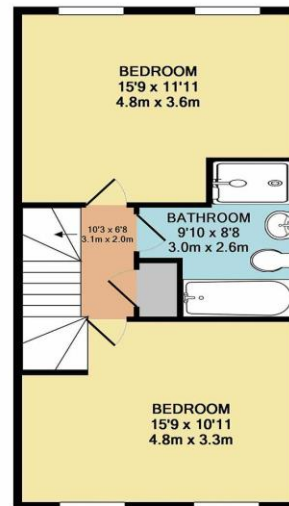
Off street parking
Highly desirable development



GROUND FLOOR
APPROX. FLOOR
AREA 506 SQ.FT.
(47.0 SQ.M.)

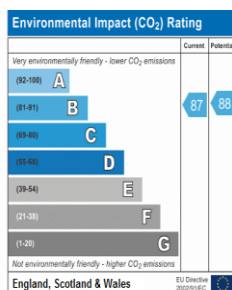
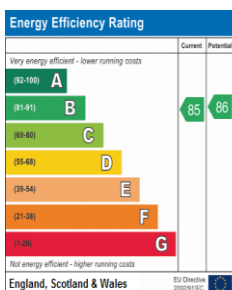


1ST FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1467 SQ.FT. (136.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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: F
Local Authority: London Borough of Sutton
EPC Rating: B

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.