

# Beaumont Drive, Worcester Park, KT4

£730,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

The property comprises; wide entrance hallway, ground floor W/C, leading through to the bright and spacious living/dining room which is open plan to the modern and fully fitted kitchen with breakfast bar. There is also additional built storage and direct access to the private rear wrap around garden with raised decking, large patio area, raised flower beds and the remainder being laid to lawn. To the first floor is the second reception room with balcony overlooking the pond outside the front of the house and the master suite, with ample built in storage and en-suite shower room. The second floor boasts a large double bedroom, the third double and a further single bedroom and an additional family bathroom with shower over bath and underfloor heating. The top floor also has access to a large and partially boarded loft, perfect for storage.

**Four bedrooms**

**Two reception rooms**

**Two bathrooms**

**Large wrap-around garden**

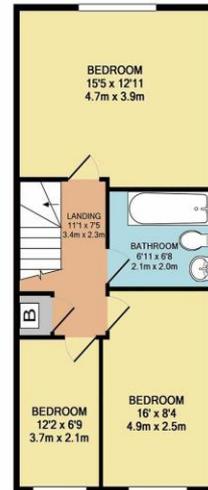
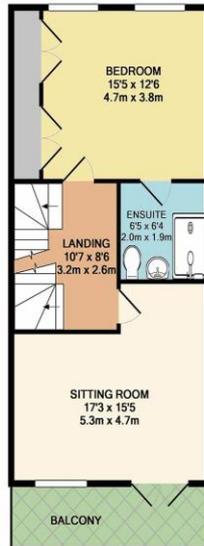
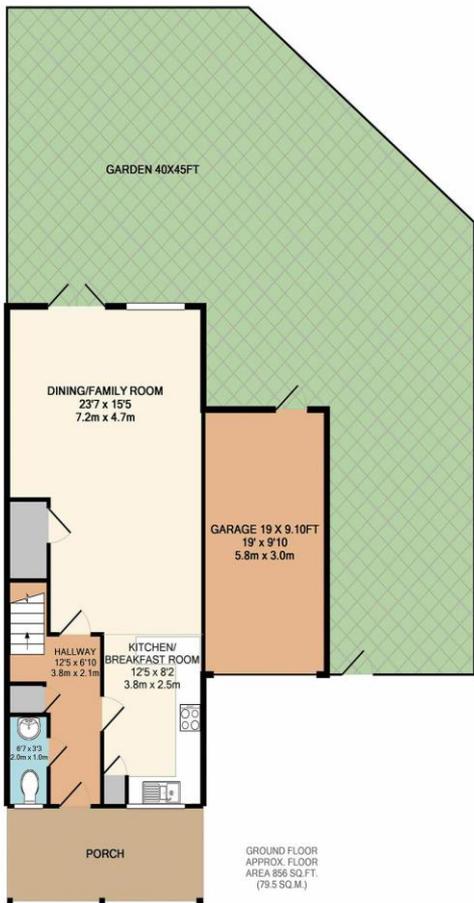
**Garage and off street parking**

**Prestigious private development**

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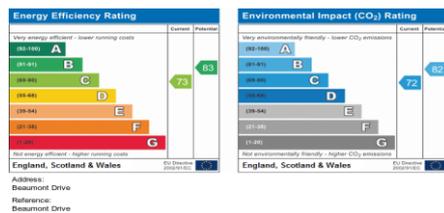
TOTAL APPROX. FLOOR AREA 1933 SQ.FT. (179.6 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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:

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.