

Heatherlea Grove, Worcester Park, KT4

£715,000

5 Bedrooms | 3 Bathrooms | 2 Reception

IVY GATE™



Summary:

The property comprises; wide entrance hallway, ground floor W/C, leading through to the extremely spacious open plan dining room and modern fully fitted kitchen. There is also additional built in storage and direct access to the private rear garden with raised decking and mature borders, with the remainder being laid to lawn. Sitting at the far end of the garden is a superb garden room/studio which has been fully insulated and benefits from mains electricity and is currently fitted with a bar and seating area, perfect for entertaining. On the first floor is a very spacious double bedroom with a modern ensuite shower room, two further double bedrooms, a fourth single bedroom and the modern family bathroom with shower over bath. The current owners have thoughtfully extended the property into the second floor to house a beautiful master suite with four sky lights allowing ample natural daylight to flood through and fill the room.

Five bedrooms

Two reception rooms

Two bathrooms

Superb outbuilding - perfect for entertaining

Situated on the prestigious Hamptons Development

Residents gym and tennis courts

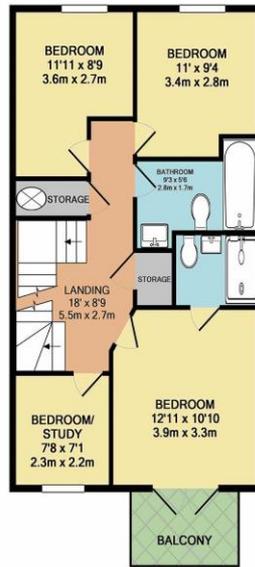
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GROUND FLOOR
APPROX. FLOOR
AREA 722 SQ.FT.
(67.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 586 SQ.FT.
(54.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1679 SQ.FT. (156.0 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.

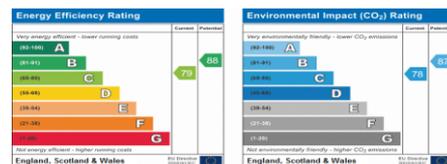
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Tenure:

Council Tax:

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.