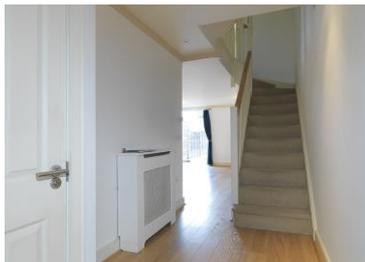


Lewiston Close, Worcester Park, KT4

£649,950 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

The property comprises; entrance hallway which leads to a well maintained reception room offering direct access to the rear garden, there is also an open plan kitchen area with modern integrated appliances, cloakroom and ample storage space located on this level. To the first floor is a large reception room and the master suite, with ample built in storage and a spacious en-suite bathroom. The second floor boasts a large guest bedroom complete with en-suite bathroom and an additional two bedrooms, family bathroom and storage including a partially boarded loft. The property further benefits from an external garage to the rear and off street parking. To the front the current owners have created a lovely porch area with benches allowing the opportunity to sit out, relax and make the most of the sunny south facing Veranda. The rear garden is mostly laid to lawn but also has a separate decked area, perfect for entertaining.

Four bedrooms

Open plan living

Two reception rooms

Three bathrooms

Tennis Courts

Gymnasium

Lewiston Close, Worcester Park, KT4

£649,950 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™

Four bedrooms

Open plan living

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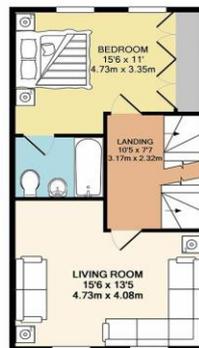
Three bathrooms

Tennis Courts

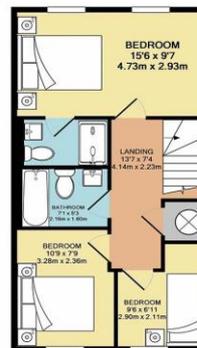
Gymnasium



GROUND FLOOR
APPROX. FLOOR
AREA 565 SQ.FT.
(43.19 Q.M.)



1ST FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(43.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1496 SQ.FT. (129.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 a guide 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.
Made with Metropix G2017

Tenure: Freehold

Council Tax: E

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.