

Westmount Close, Worcester Park, KT4

£825,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception

IVY GATE™



Summary:

The property comprises; large entrance hallway leading on to a bright and spacious open plan reception room boasting fitted kitchen with island, a family room and dining area. There are bi-fold doors to the rear garden which has a patio area, mature borders and artificial grass. The ground floor further benefits from a modern utility room with separate WC and a generously sized additional room. To the first floor lies a second spacious and more formal reception room with direct access to the private balcony. Also to the first floor is the luxury master suite with bedroom, walk in wardrobe/dressing room and a modern ensuite bathroom. The second floor boasts a large guest bedroom with ensuite shower room, an additional two bedrooms and a modern family bathroom.

Maintained to exacting standards

Newly installed fitted kitchen

4/5 bedrooms

3 bathrooms

Underfloor heating to ground floor

Beautiful garden

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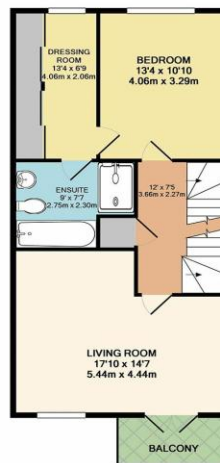
3 bathrooms

Underfloor heating to ground floor

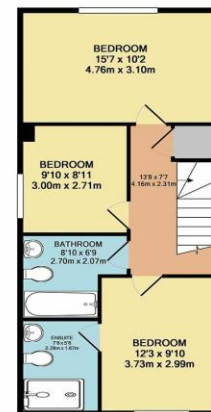
Beautiful garden



GROUND FLOOR
APPROX. FLOOR
AREA 873 SQ.FT.
(81.1 SQ.M.)

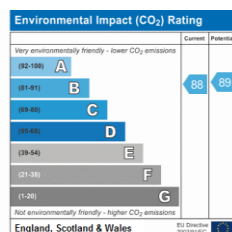
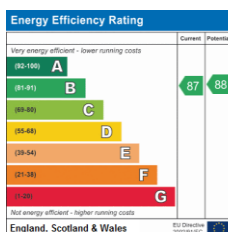


1ST FLOOR
APPROX. FLOOR
AREA 641 SQ.FT.
(59.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 587 SQ.FT.
(54.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2100 SQ.FT. (195.1 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.
Made with Metropix 02017



Tenure: Freehold

Council Tax: G

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.