

Washington Road, Worcester Park, KT4

£449,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are pleased to present to the market this well appointed three bedroom mid terrace property in Worcester Park just 0.6 miles from the mainline railway station. The property itself comprises of entrance hallway leading straight through to the open plan and dual aspect ground floor with the current dining area to the front of the reception room where there is a large bay window and beautiful feature fireplace. The living area sits to the rear with a doorway through to the spacious and modern kitchen with ample storage and integrated appliances. The kitchen in turn gives access to the large four piece bathroom with separate shower and bath and access out to the private rear garden with patio area and the remainder laid to lawn. To the first floor lies two good sized double bedrooms and a third large single/small double bedroom. The property further benefits from double glazing and gas central heating throughout.

3 Bedrooms

Modern Kitchen & Bathroom

Open plan living accommodation throughout

Excellent school catchment

Close to local amenities

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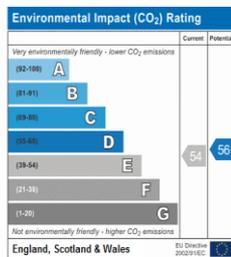
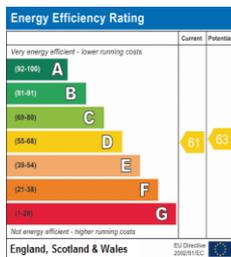


GROUND FLOOR
APPROX. FLOOR AREA
569 SQ.FT.
(52.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA
353 SQ.FT.
(32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 923 SQ.FT. (85.8 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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Reference:
Washington Road, Worcester Park, KT4

Tenure: Freehold

Council Tax: D

Local Authority: London Borough of Sutton

EPC Rating: D

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.