

Beaumont Drive, Worcester Park, KT4

£675,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are proud to offer to the market this beautifully presented four bedroom townhouse. The property comprises; entrance hallway with ground floor cloakroom, leading through to the extremely bright, spacious and modern kitchen diner with ample storage, modern integrated appliances and large kitchen island. Further benefits also include dual zone under floor heating throughout the ground floor and lower plinth level heaters/coolers. From the kitchen area you can directly access the private South East facing garden which has been laid to paving with mature borders and access to the external garage and allocated off street parking space. To the first floor is the second reception room with direct access to balcony overlooking the beautiful water feature and the master suite, with ample built in storage and en-suite bathroom with underfloor heating. The second floor boasts two double bedrooms, single bedroom and a modern family bathroom with underfloor heating.

Four bedrooms

Two reception rooms

Very spacious kitchen/diner

Two modern bathrooms

External garage

Private South East facing garden

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Tenure: Freehold

Council Tax: F

Local Authority: London Borough of Sutton

EPC Rating:

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.