

Westmount Close, Worcester Park, KT4

£765,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

This property has been very well maintained throughout and comprises; large entrance hallway leading on to a bright and spacious open plan reception room boasting a contemporary fitted kitchen with island and high specification integrated appliances and a family and dining area. There is direct access to the rear garden which also has a patio area, making this the perfect space for entertaining. The ground floor further benefits from ample storage including separate space for utilities and a separate WC. To the first floor lies a second spacious and more formal reception room creating the perfect space for cosy evenings with the family and direct access to the private balcony. Additionally to the first floor is the luxury master suite with bedroom, walk in wardrobe/dressing room and a beautifully finished modern ensuite bathroom. The second floor boasts a large guest bedroom with ensuite shower room, an additional two bedrooms and a modern family bathroom. The property also has an accessible loft as well as an integral garage which can be accessed via the hallway of the house. The driveway offers parking for two reasonably sized cars.

Immaculate condition

Integral garage

4 bedrooms

Off street parking

2 reception rooms

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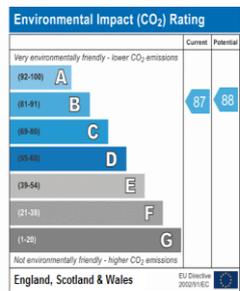
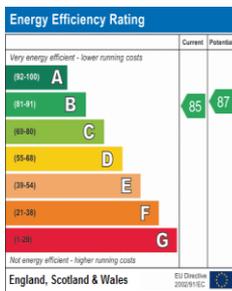
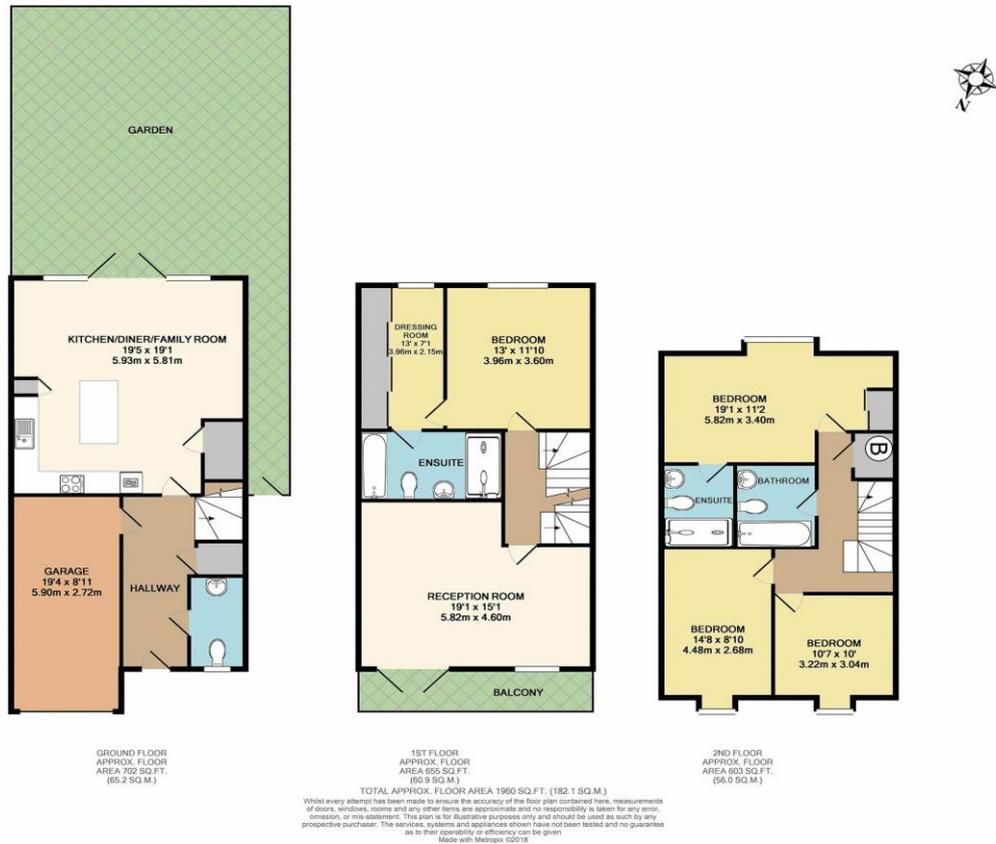
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Tenure: Freehold
 Council Tax:
 Local Authority: London Borough of Sutton
 EPC Rating: B

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.