

Lower Downs Road, London, SW20

£760,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

IVY GATE™



ea

Photo 4

ea

Photo 5

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Photo 6

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Photo 8

This terraced property has been recently modernised and comprises; a bright and airy hallway which leads directly to a light and spacious front reception room. To the bottom of the entrance hall is access to the dining room which is directly connected to an open plan kitchen. The dining room also gives access to the garden. The ground floor also benefits from under stairs storage space. To the first floor there are two very spacious double bedrooms with plenty of light as well as a third smaller bedroom. This floor also boasts a large modern family bathroom. The second floor has been loft converted and transformed into a fantastic master bedroom with ample light from the front and rear aspect, its own ensuite bathroom and the added benefit of a Juliette balcony with great views. The garden extends to approx. 60ft and is west facing with a decked area which is perfect for entertaining guests.

Four bedrooms

Off street parking

Catchment for excellent schools

Very close to transport

Potential to extend (stpp)

Very well presented

Four bedrooms

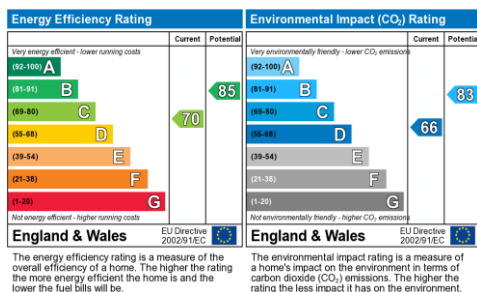
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Tenure: Freehold

Council Tax: E

Local Authority: London Borough of Merton

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.