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**Sherbrooke Way, Worcester Park, KT4 8BP**

  
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**welcome to**

**Sherbrooke Way**

A Beautifully presented property overlooking parkland in the ever popular Hampton's development. This super five bedroom, three bathroom house has a pleasing open plan kitchen/dining room/reception layout leading to a well planned and nicely proportioned garden.

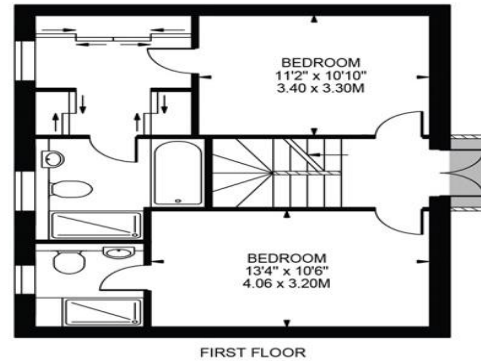
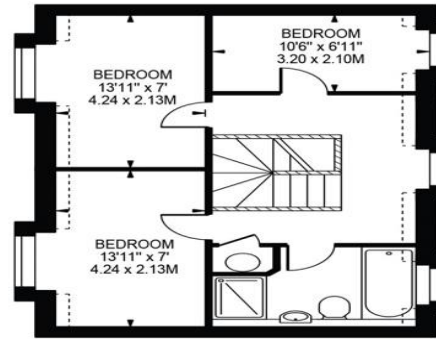
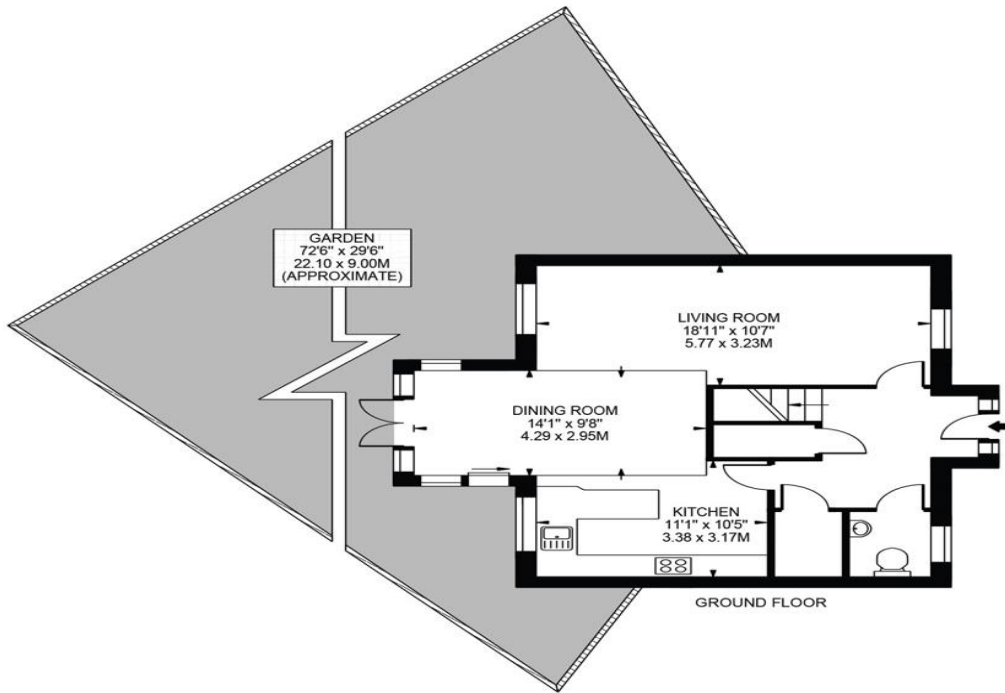


# SHERBROOKE WAY

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1651 SQ FT - 153.37 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 21 SQ FT - 1.94 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## welcome to Sherbrooke Way

- Prestigious Hampton's Location
- Attractive Detached House
- Five Bedrooms
- Three Bathrooms
- Open Plan Layout

Tenure: Freehold EPC Rating: Awaiting

# £875,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WCP105003 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
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**020 8330 0141**



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