

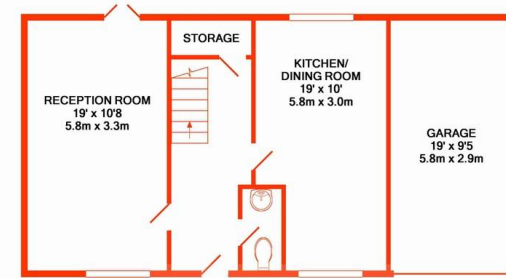


- Detached Family Home in Prestigious Hamptons Development
- Five Double Bedrooms & Three Bathrooms
- Two Large Living Rooms
- Good size Rear Garden & Balcony

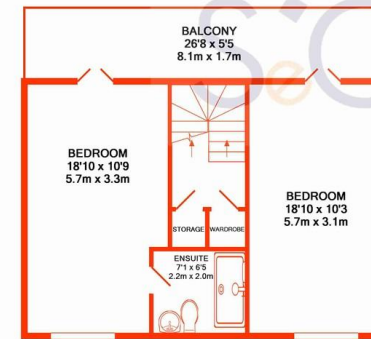
Heatherlea Grove, Worcester Park

Offers In Region Of £899,990

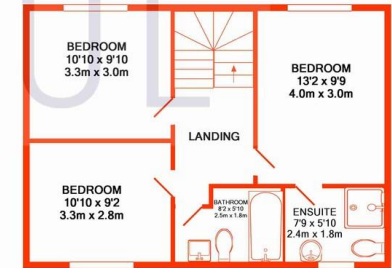
[Investment Only] A spacious five bedroom detached family home located in a prime position within the prestigious Hamptons development. The property enjoys generous living space in the ground floor and 5 bedroom arranged over 1st and 2nd floor with 3 bath rooms, 4 toilets, balcony overlooking garden, good size attached garage with own driveway and a pretty rear garden.. The Hamptons development is one of the sought after residential areas in Worcester Park and has been built by St James Homes (part of The Berkeley Homes Group) set within 30 acres of landscaped parkland. The development comprises lakes, jogging trails, tennis courts, water features and a superbly equipped gymnasium within Maple Lodge, the community hall.



GROUND FLOOR
APPROX. FLOOR
AREA 688 SQ.FT.
(63.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 503 SQ.FT.
(46.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 508 SQ.FT.
(47.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1699 SQ.FT. (157.9 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.
Made with Metropix ©2016



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		78	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		77	79

SeOUL Residential Ltd
158 High Street
New Malden
KT3 4ES

www.sr4u.co.uk
020 8942 3579 / 020 8949 4989
info@sr4u.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and they should not be relied upon and potential buyers are advised to recheck the measurements.