

# Lewiston Close, Worcester Park, KT4

Offers in Excess of £732,500 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

Ivy Gate are proud to offer to the market this lovely four bedroom townhouse, with exclusive use of The Hamptons amenities, including the gymnasium and tennis courts. The property comprises; entrance hallway which leads to a spacious kitchen/dining room offering substantial storage as well as direct access to the rear garden, the ground floor also has the added benefit of a cloakroom, additional living room for guests as well as an extremely useful utility room. To the first floor is the second reception room and the master suite, with ample built in storage and en-suite. The second floor boasts three bedrooms, the largest of which has its own en-suite and an additional family bathroom. The top floor also has access to a large loft, perfect for storage. This much loved family home is presented in excellent condition throughout.

**Desirable 'Hamptons' Development**

**Four Bedrooms**

**Three Bath / Shower Rooms**

**Flexible Living / Dining Spaces**

**Ground Floor Cloakroom / Utility**

**Off Street Parking**

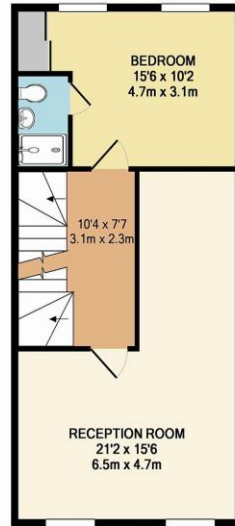
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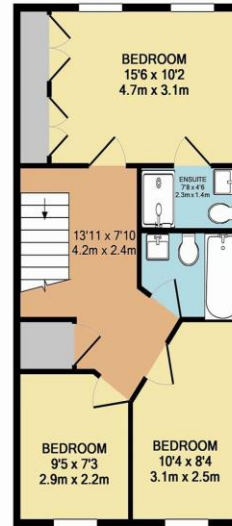
4 Bedrooms | 3 Bathrooms | 2 Reception



GROUND FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1423 SQ.FT. (132.2 SQ.M.)

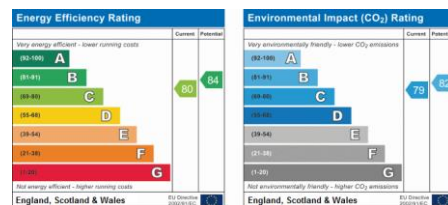
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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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.