

# Grafton Park Road, Worcester Park KT4 7HS

Offers in the Region Of £840,000 Freehold

5 Bedrooms | 2 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

Ivy Gate are delighted to offer to the market this well presented 4 bedroom detached, House. The property comprises; entrance hallway leading to a bright and airy front reception room, leading on is a modern fully fitted kitchen which in turn provides access to the recently built rear conservatory/ reception room, which provides direct access to the rear garden. To the left of the property is a self-contained annexe which has its own front door and comprises: reception room, modern kitchen, fitted bathroom and a double bedroom. The ground floor also features a cloakroom. To the first floor there are 4 bedrooms, a family bathroom and a large landing cupboard, that could be added into the bathroom to allow for a 4-piece suite to be installed, if wanted. The rear garden is mostly laid to lawn, but does feature a patio area, which is perfect for alfresco dining. There are two sheds to the rear too. The property benefits from gas central heating throughout, double-glazing, off-street parking for two cars. This property would appeal to a family looking to make the most of the space this beautiful home has to offer.

**Detached House**

**Spacious Lounge**

**Dining/Family Room**

**Garden**

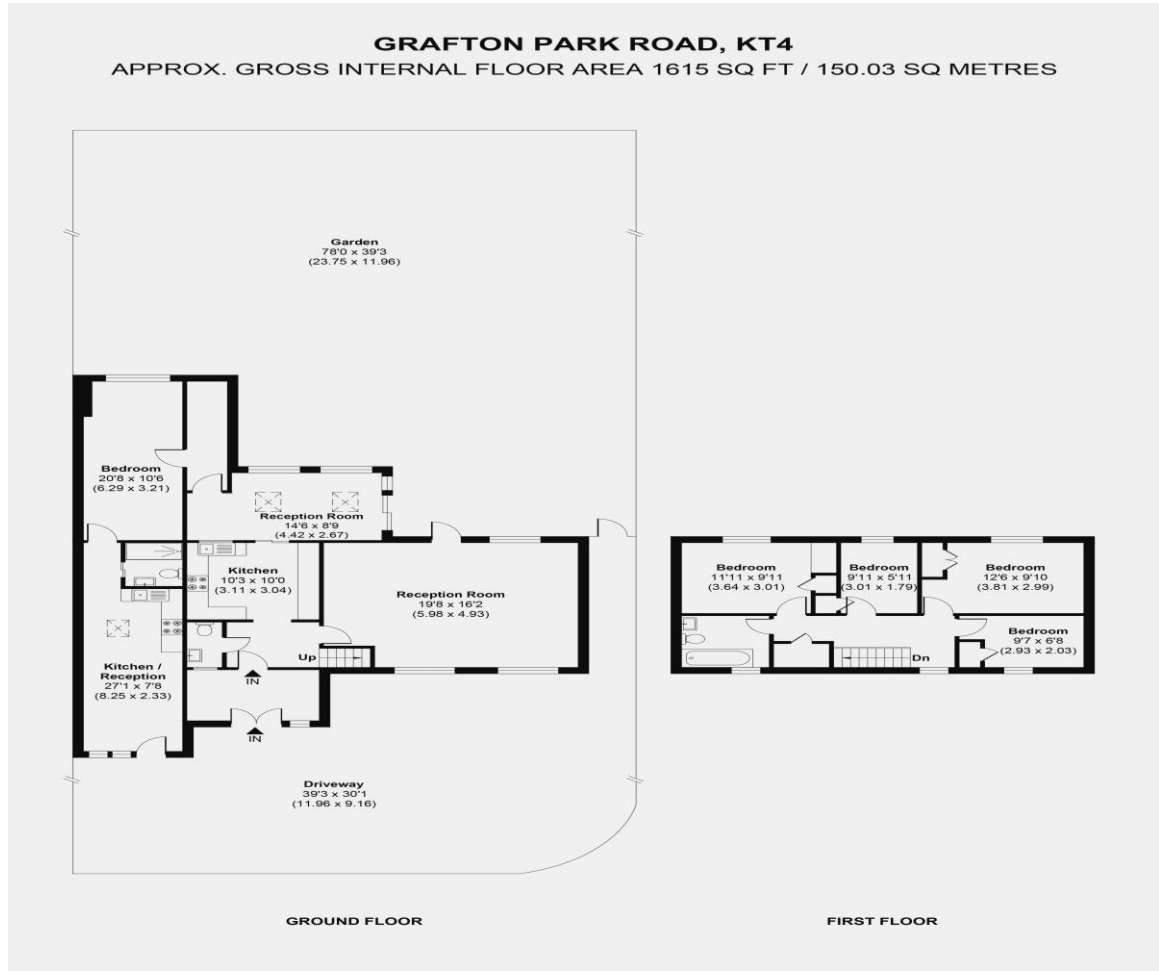
**Off Street Parking**

**Main Gas & Electric, Council Tax: F**

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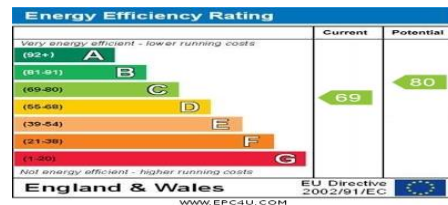


Tenure: Freehold

Council Tax: F

Local Authority: Epsom & Ewell Borough Council

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.