

St. Philips Avenue, Worcester Park, KT4

£479,950 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

A well-presented two-bedroom terraced property located within easy access to Worcester Park High Street which boasts an array of friendly shops, cafes and supermarkets. The property comprises of a welcoming hallway, leading on to a very modern fully fitted kitchen with appliances and open plan living into the dining area which further provides direct access to a rear garden with a patio and lawned area, the garden also benefits from a garden house that sits to the rear. The ground floor also features the modern front reception room, complete with fireplace. Leading up the stairs to the first floor there are two bedrooms, with built in storage space and a modern white family bathroom. The house further benefits from double glazing, gas central heating throughout and off-street parking

Modern kitchen

Separate dining room

2 bedrooms

Modern bathroom

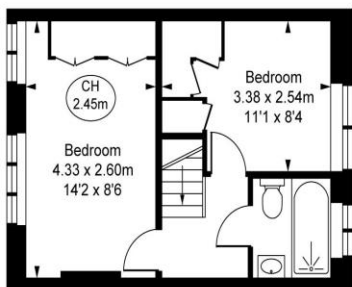
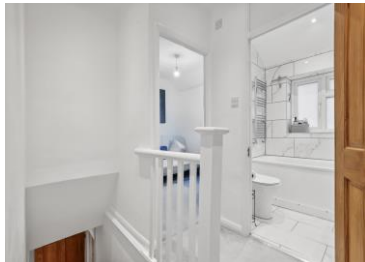
Off street parking

Large garden

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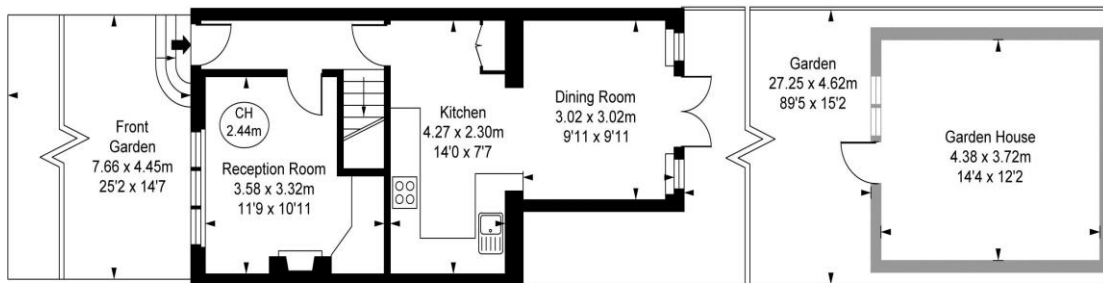
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First Floor
Approximate Gross Internal Area
26.41 sq m / 284 sq ft

Philips Avenue,
Worcester Park, KT4

■ Approximate Gross Internal Area
62.05 sq m / 668 sq ft
■ Garden House
16.29 sq m / 175 sq ft
Total Areas Shown On Plan
78.35 sq m / 843 sq ft
(CH = Ceiling Heights)



Ground Floor
Approximate Gross Internal Area
35.64 sq m / 384 sq ft

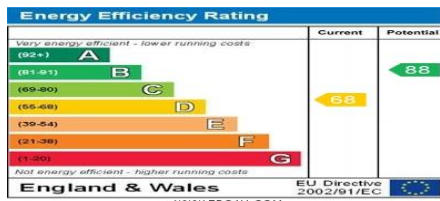
This plan is not to scale. It is for guidance and not for valuation purposes. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice: 2nd Edition Performance.

Tenure: Freehold

Council Tax: D

Local Authority: London Borough of Sutton

EPC Rating: D



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 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.