

# Lady Hay, Old Malden, KT4

Guide Price £900,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



## Summary:

Spacious 4-Bedroom Family Home with Incredible Potential in Sought-After Lady Hay, Worcester Park  
Nestled on a quiet residential street in the highly desirable Lady Hay area of Worcester Park, this extended four-bedroom semi-detached home offers over 2,100 sq ft of versatile living space—ideal for growing families, entertaining, or working from home. Thoughtfully extended to the side, the property boasts multiple reception rooms, four generously sized bedrooms, two bathrooms, a utility room, garage, workshop, and a large rear garden—providing a flexible layout ready to adapt to your lifestyle needs. While the home would benefit from modernisation, it presents a rare opportunity to create a bespoke living space in a prime location. Whether you're looking to renovate or reimagine, this property is a blank canvas with outstanding potential to add value.

**Four spacious bedrooms**

**Large rear garden**

**Extended to the side, offering generous internal space**

**Off-street parking**

**Semi-detached with potential for further improvement**

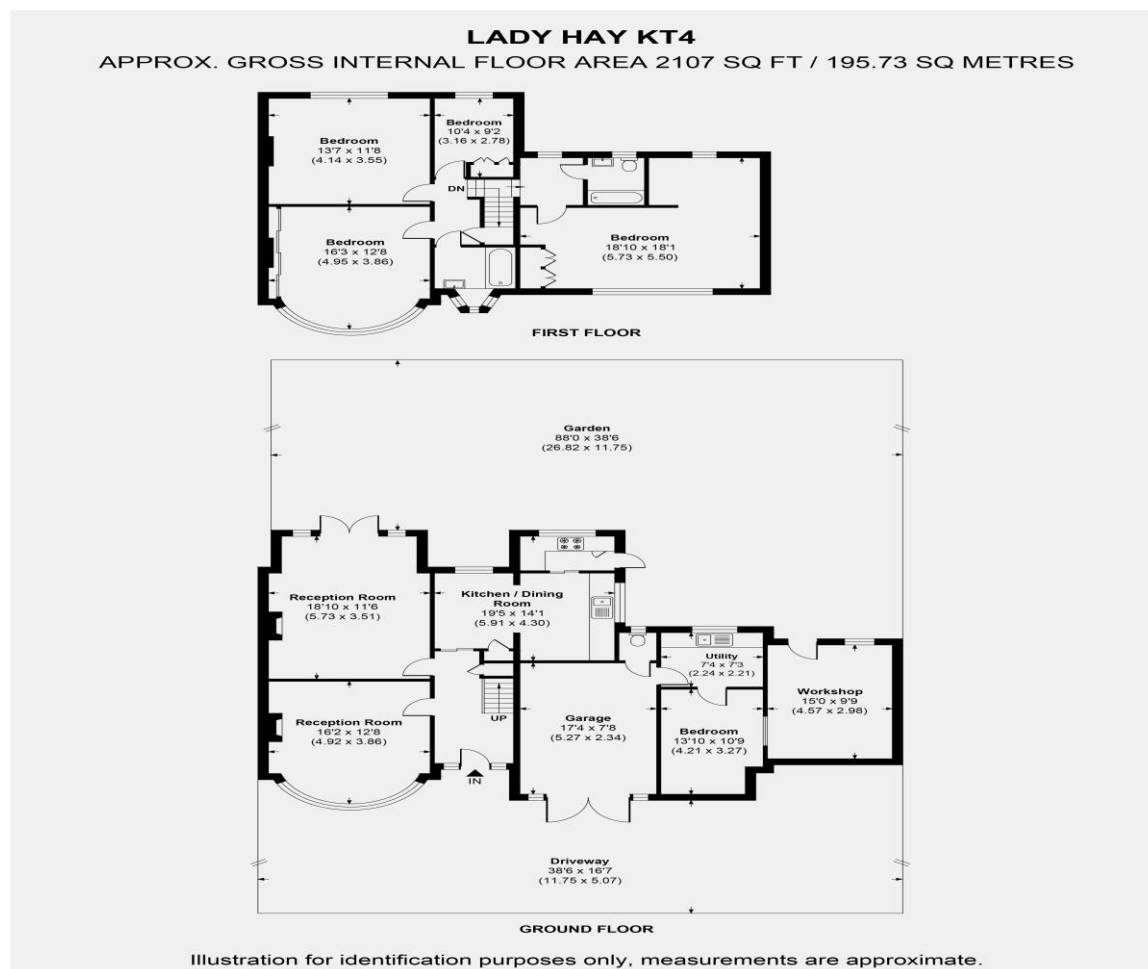
**Over 2,100 sq ft of living space**

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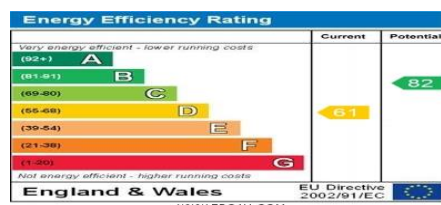
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Tenure: Freehold

Council Tax: G

Local Authority: Royal Borough of Kingston upon Thames



## 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.