

Sherbrooke Way, Worcester Park, KT4

£1,000,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception

IVY GATE™



Summary:

A welcoming entrance hallway with unusually tall ceilings and a cloakroom/W.C leading through to the family-friendly sitting / Dining / Family room with well-defined areas for all of the above, which opens onto the modern fitted kitchen and Island. Additionally, there is a separate ground-floor utility room and shower room, as well as access to storage for bikes and household items. To the first floor are two extremely generous double bedrooms, the rear offering an en-suite shower room and walk-in dressing area, and the front offering its own balcony. To the top floor are three further generous bedrooms and the main family bathroom/W.C. Externally the property benefits from off-street parking to the front, whilst to the rear is the private and secluded rear garden. The garden structure offers two rooms and includes an en-suite bathroom, meaning it can be used as a self-contained annexe or granny flat.

Desirable 'Hamptons' Development

Modern Fitted Kitchen

Extended and offering 2455 Sq. Ft of internal accommodation

Five Bedrooms

Impressive Ground Floor Sitting /Dining /Family Space

Three Bath / Shower Rooms

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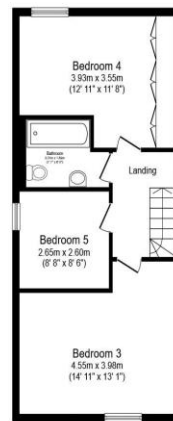
IVY GATE™



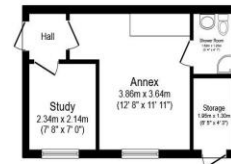
Ground Floor
Floor area 98.5 sq.m. (1,060 sq.ft.)



First Floor
Floor area 52.9 sq.m. (569 sq.ft.)



Second Floor
Floor area 52.9 sq.m. (569 sq.ft.)



Annex Floor Plan
Floor area 23.8 sq.m. (257 sq.ft.)

Total floor area: 228.1 sq.m. (2,455 sq.ft.)

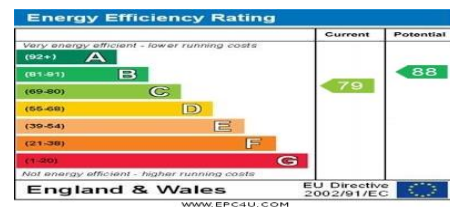
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Tenure: Freehold

Council Tax: F

Local Authority: London Borough of Sutton

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.