

Caverleigh Way, Worcester Park, KT4

£520,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to offer to the market this extremely well presented and extended family home situated in a desirable residential location just a short walk from Worcester Park High Street and Mainline Train Station. Internally the property benefits from an entrance hallway leading to the comfortable front aspect sitting room, and extended rear aspect dining room and modern fitted kitchen. To the first floor are two genuine double bedroom and third single bedroom / home office, along with the main family bathroom/W.C. Externally the property benefits from a private rear garden with home office / summer house. To the front is off street parking for 2 cars. The property boasts an impressive 'C' EPC rating. Please view our virtual tour online.

Extended Family Home

Three Bedrooms

Front Aspect Sitting Room

Extended Kitchen / Dining Space

First Floor Fitted Family Bathroom/W.C

Garden / Summer House

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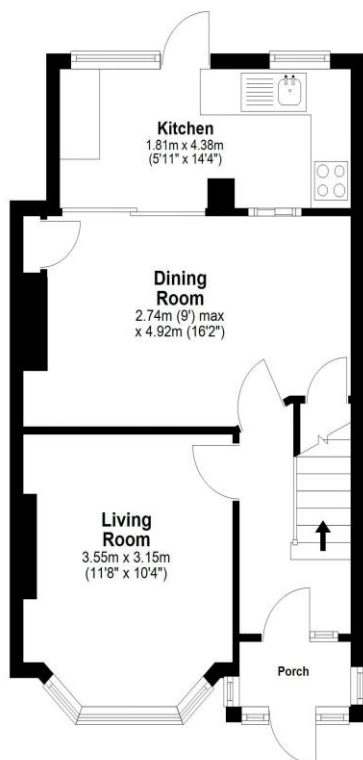
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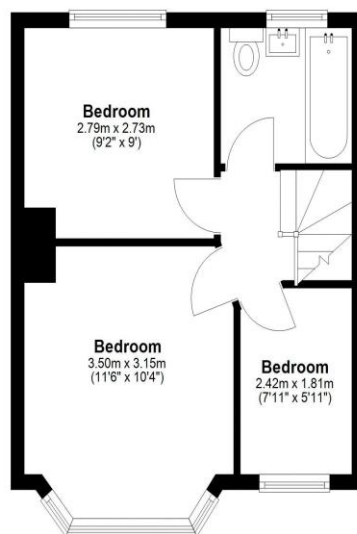
Ground Floor

Approx. 39.2 sq. metres (422.4 sq. feet)



First Floor

Approx. 29.8 sq. metres (321.0 sq. feet)



Total area: approx. 69.1 sq. metres (743.5 sq. feet)

Please note that this floorplan is provided "as is" without any warranty of any kind. We make no guarantees regarding the accuracy of dimensions or the overall quality of the layout.

Tenure: Freehold

Council Tax: D

Local Authority: Royal Borough of Kingston upon Thames

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	75	75
EU Directive 2002/91/EC		
www.epc4u.com		

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 MISDESCRIPTORS 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.