

Highdown, Worcester Park, KT4

£750,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

The ground floor comprises a welcoming entrance hallway leading through to a superb open-plan through lounge/dining room measuring in excess of 29ft. This impressive space provides excellent versatility for both entertaining and day-to-day family life, with natural light flooding through the large bay window to the front and double doors opening onto the rear patio and garden. The sleek and modern fitted kitchen offers ample worktop and storage space along with direct access to the side and conservatory area. To the first floor are three well-proportioned bedrooms, all benefitting from fitted storage, along with a contemporary family shower room. To the front is a substantial block paved driveway providing off-street parking for multiple vehicles, alongside an attached garage. The rear garden extends to approximately 85ft and is beautifully maintained with multiple storage sheds/outbuildings

Beautifully presented three bedroom semi-detached family home with beautifully maintained rear garden

Modern fitted kitchen

Garage and substantial off-street parking

Spacious 29ft through lounge/dining room

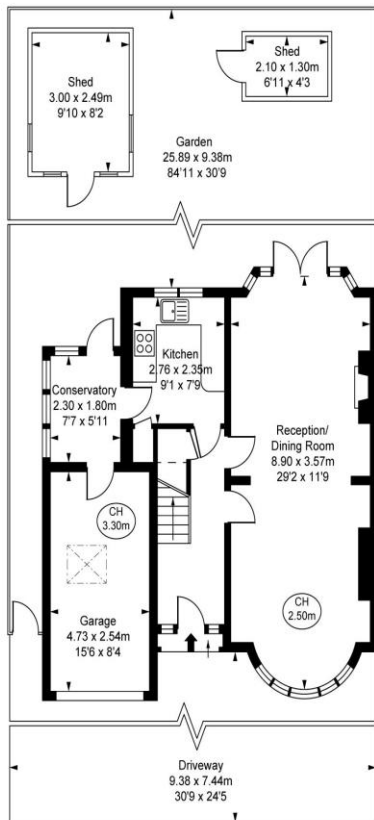
Scope to extend further STPP

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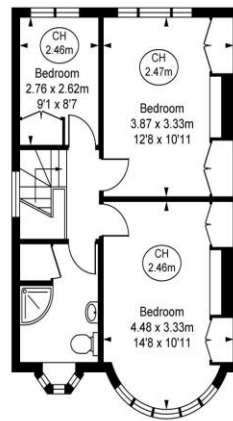
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Highdown,
Worcester Park, KT4
Approximate Gross Internal Area
105.96 sq m / 1,141 sq ft
(Including restricted height
under 1.5m □ □ □ □ □)
(CH = Ceiling Heights)



Ground Floor
Approximate Gross Internal Area
63.20 sq m / 680 sq ft

First Floor
Approximate Gross Internal Area
42.76 sq m / 460 sq ft



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice
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Tenure: Freehold

Council Tax: D

Local Authority: Royal Borough of Kingston upon Thames

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.