

Westmount Close, Worcester Park, KT4

£799,950 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception

IVY GATE™



Summary:

A deceptively spacious five bedroom three bath/shower room detached family home. A spacious entrance hallway with cloakroom/W.C leads to a comfy sitting room, separate dining area overlooking the rear garden, and separate modern fitted kitchen. With rooms located around the central staircase, the property is designed to be futureproofed to allow the addition of a lift if required, and currently benefits from a utility area/room. To the first floor are the two main bedroom suites, with both offering en-suite bath/shower rooms, and the main offering a walking-in wardrobe / dressing room. In addition, there is a first floor balcony overlooking an impressive water feature. To the top are three further bedrooms, and the main family bath/shower room/W.C. Externally the property benefits from private gardens to the rear and side, a separate home office/garden room, as well as off street parking and its own garage.

Detached Family Home

Desirable 'Hamptons' Development

Five Bedrooms

Three Bath / Shower Rooms

Living Room and Dining Area

Modern Fitted Kitchen

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Approximate Gross Internal Area = 156.2 sq m / 1681 sq ft

Garage = 15.9 sq m / 171 sq ft

Office / Studio = 10.5 sq m / 113 sq ft

Total = 182.6 sq m / 1965 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID855575)

Tenure: Freehold

Council Tax: G

Local Authority: Kingston upon Thames

EPC Rating: B

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.