

# Sherbrooke Way, Worcester Park, KT4

£825,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

The property comprises; large entrance hallway leading through to the spacious open plan family room with dining area and modern kitchen with integrated appliance. This ground floor family room also gives direct access to the private rear garden which is one of the bigger plots on the hamptons and has been well thought out by the current owners. There is also a downstairs cloakroom on this floor. To the first floor are two double bedrooms. The main bedroom comes complete with a dressing area and a beautiful modern ensuite shower room and there is also a further double bedroom with an ensuite and equally stunning views. The second floor boasts a further three bedrooms and a modern family bathroom.

**Five Bedrooms**

**Three bathrooms**

**Open plan living accommodation**

**Modern kitchen and bathrooms**

**Secure private development**

**Large Garden**

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## INTERNAL SQUARE FOOTAGE

TOTAL FLOOR AREA: 1651sq.ft. (153.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tenure: Freehold

Council Tax: G

Local Authority: London Borough of Sutton

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.