

Portland Close, Worcester Park, KT4

£745,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception

IVY GATE™



Summary:

The property comprises; spacious entrance hallway giving access to a downstairs reception room/playroom/home office/bedroom with ensuite shower room/WC and built in storage. This room also offers direct access to the garden. The integral garage has been converted into a useful utility room, with the garage front intact for bike and additional storage. To the first floor lies a front aspect reception room, modern fitted kitchen, and further dining area. The second floor boasts a spacious master bedroom complete with ensuite and built in wardrobes, there are also a further two additional bedrooms and a modern family bathroom. All the bathrooms throughout the house have underfloor heating and the top floor also has access to a loft space, perfect for storage. The property also further benefits from off-street parking.

Desirable Modern Development

End of Terrace / Corner Plot

Four Bedrooms

Sitting and Dining Rooms

En-suites to Two Bedrooms

Utility Room

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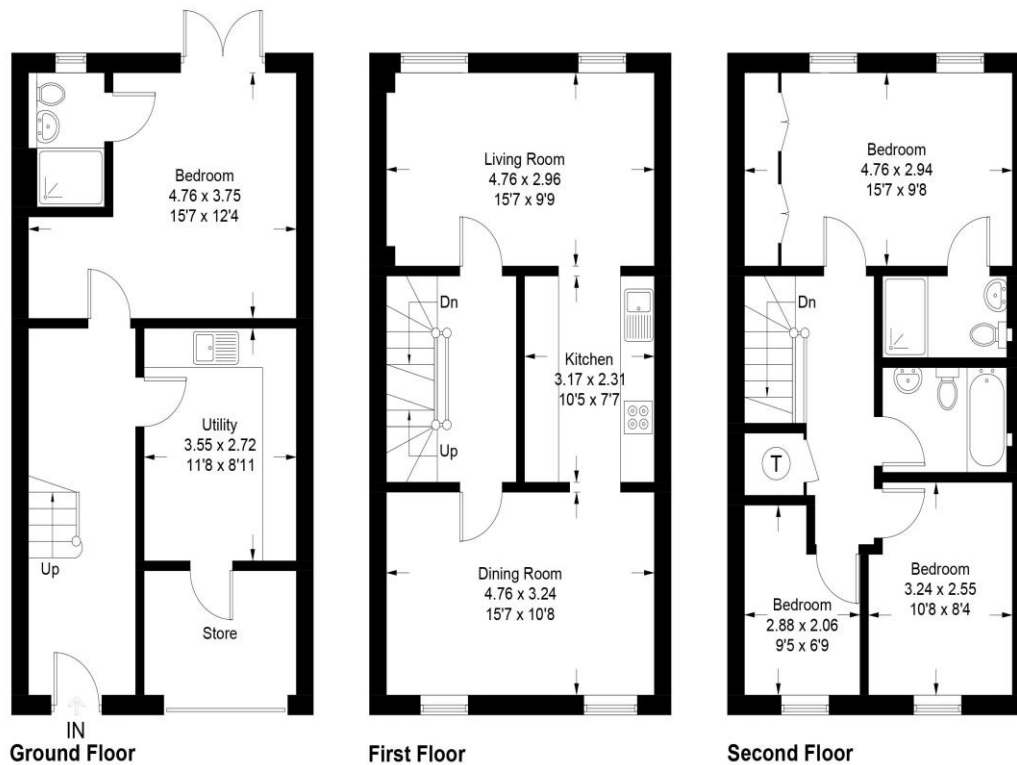
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Approximate Gross Internal Area = 135.7 sq m / 1461 sq ft



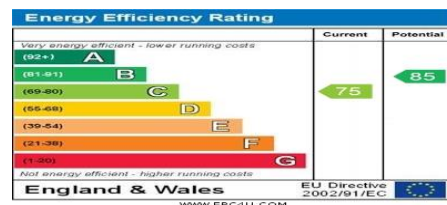
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1024681)

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.