

Portland Close, Worcester Park, KT4

£699,950 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to offer to the market this immaculately presented four bedroom modern townhouse, situated on the ever-popular 'Hamptons' development. Internally the property comprises; a spacious entrance hallway with cloakroom/WC leading through to an impressive garden facing modern fitted kitchen/dining/family room and separate utility room. The family/dining area of this space boast uninterrupted views over the rear garden through the bi-folding rear doors. To the first floor is the front aspect sitting/reception room, a rear aspect bedroom complete with its own en-suite shower room and built in wardrobes. To the second floor lies three further bedrooms, one complete with en-suite shower room/WC and built-in wardrobes, along with the main family bathroom/WC. Externally the property benefits from a private rear garden, whilst at the front is off street parking for 1 or 2 cars.

Desirable 'Hamptons' Development

Three Storey Modern Townhouse

Four Bedrooms

Three Bath/Shower Rooms

Ground Floor Cloakroom/W.C

Ground Floor Kitchen/Diner/Family Room

Portland Close, Worcester Park, KT4

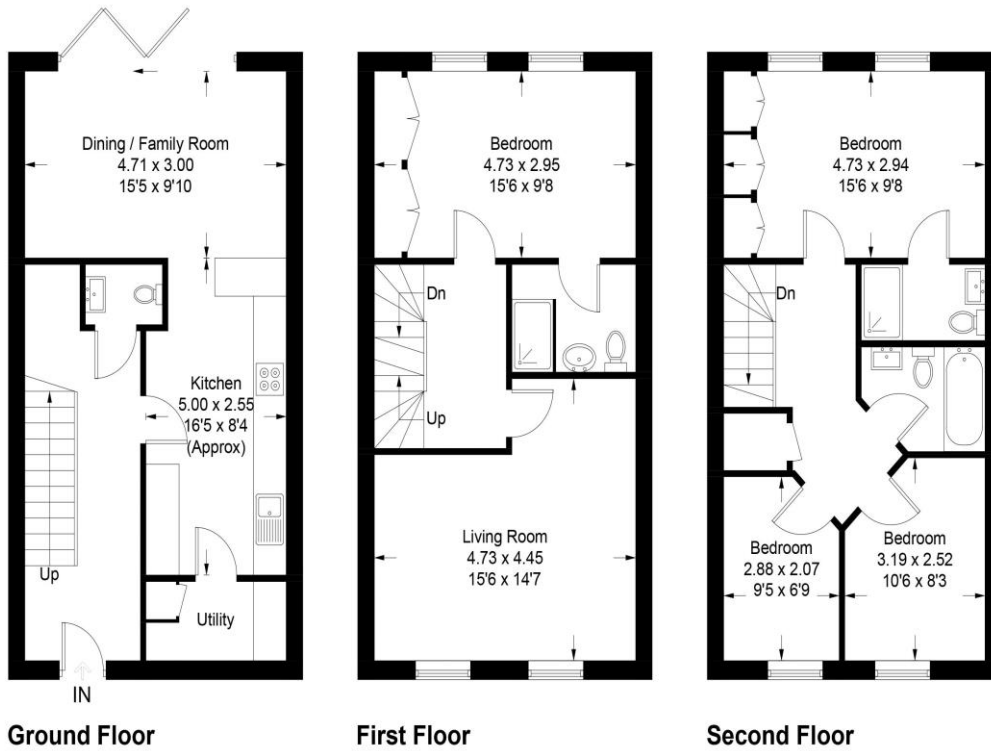
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Approximate Gross Internal Area = 133.1 sq m / 1433 sq ft



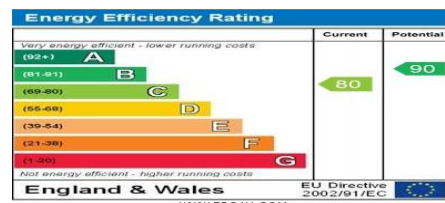
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1053549)

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.