

# Portland Close, Worcester Park, KT4

£699,500 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

The property comprises; a ground floor spacious entrance hallway with cloakroom/WC. leading through to the rear aspect kitchen Diner with views and direct access to the private rear garden which is mostly laid to lawn but also has a separate patio area, perfect for entertaining. In addition, on this on this level the original integrated garage has been converted to allow for a family/play room/home office from the inside, and bike/general storage from the outside. To the first floor is the front aspect generous sitting/reception family room, and the main bedroom complete with en-suite shower/WC and built-in wardrobes. Positioned on the top/second floor lies three further bedrooms, and the main family bathroom/W.C. One of these bedrooms would make an ideal home office/study room. The top floor landing also provides access to the large loft space which is perfect for storage.

**Desirable 'Hamptons' Development**

**Residents Gym, Tennis Court, Private Function Rooms and more**

**Four Bedrooms**

**Three Bath/Shower Rooms plus Cloakroom/WC**

**Ground Floor Kitchen/Breakfast Dining Room**

**First Floor Sitting Room**

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Approximate Gross Internal Area = 131.2 sq m / 1412 sq ft

Store = 6.1 sq m / 66 sq ft

Total = 137.3 sq m / 1478 sq ft

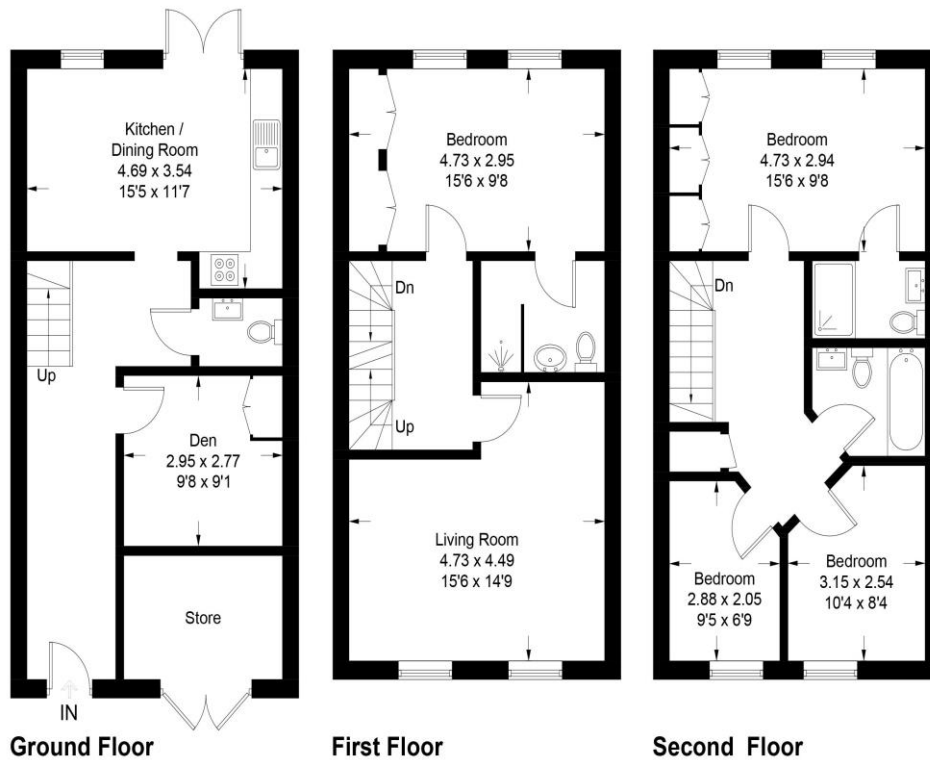


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1054651)

Tenure: Freehold

Council Tax:

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.