

Sheephouse Way, New Malden, KT3

£775,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to offer to the market this extended four bedroom detached family home located in a desirable residential road on the New Malden/Worcester Park borders. Internal accommodation comprises an entrance hallway with ground floor cloakroom/WC leading through to the front aspect sitting room, extended rear aspect dining room, and impressive garden facing extended kitchen/breakfast room. In addition, on the ground floor there is a further bedroom, kitchenette and shower/W.C, ideal as a guest suite or self contained annex. To the first floor are three bedrooms, along with the main family bathroom/WC. Externally, the property benefits from off street parking to the front, along with the generous private rear garden which is laid mostly to lawn, and benefits from two sizeable storage rooms / summer houses.

Detached Family Home

Rear Extension

Four Bedrooms

Two Reception Rooms

Two Bath / Shower Rooms

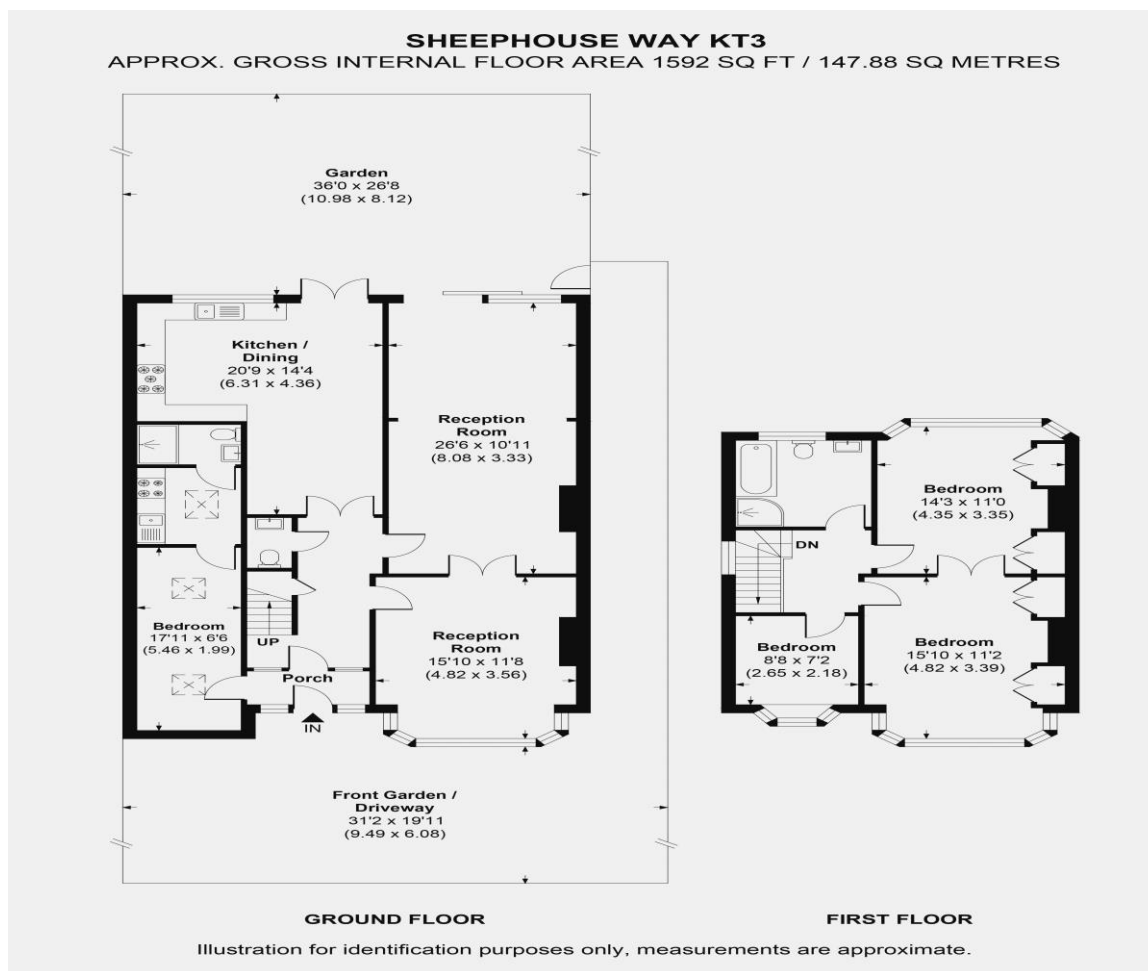
Private Rear Garden

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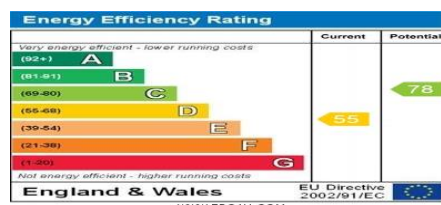
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Tenure: Freehold

Council Tax: F

Local Authority: Royal Borough of Kingston upon Thames



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.