

Edenfield Gardens, Worcester Park, KT4

£850,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to offer to the market this substantial, and detached, three/four bedroom family home situated in one of Worcester Park's most desirable roads and benefitting from a truly impressive outlook to the front. Edenfield Gardens is well situated to allow easy access to Worcester Park High Street, with its wide range of shops, bars and restaurants, including Waitrose, Sainsburys, Pizza Express, Nando's and Costa Coffee. Internal accommodation comprises; a spacious entrance hallway leading to a through aspect sitting/dining room with views and doors to the rear garden. A modern fitted kitchen, also with views and a door to the rear garden. A ground floor shower room/W.C. In addition, there is a front aspect study room/fourth bedroom. This room would also make an ideal annex bedroom, whereby you could reconfigure to utilise the ground floor shower room as an en-suite shower room. To the first floor are three generous double bedrooms, and the main family bathroom/W.C. A generous landing area may make a useful study/computer area. Externally the property benefits from private and secluded rear garden, laid mostly to lawn, whilst to the front is ample off street parking for at least 4 cars. The property offers further scope to extend and improve (subject to the usual planning consents).

Detached Family Home

Secluded Front and Rear Gardens

Three / Four Double Bedrooms

Through Aspect Sitting / Dining Room

Modern Fitted Kitchen

Ground Floor Shower Room/W.C

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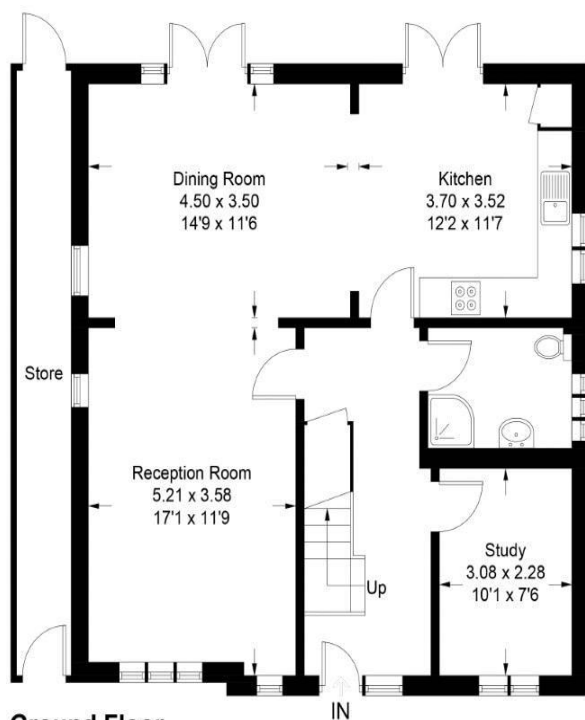
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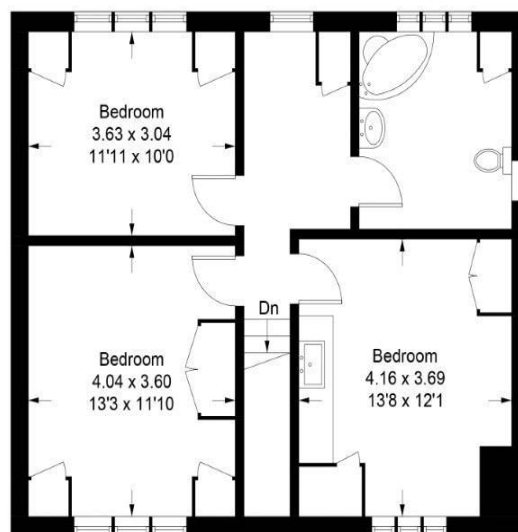


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Approximate Gross Internal Area = 133.50 sq m / 1437 sq ft



Ground Floor



First Floor

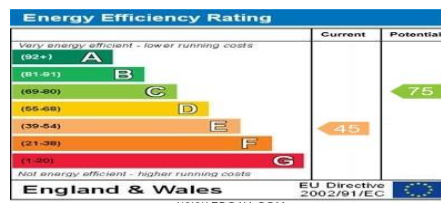
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID964483)

Tenure: Freehold

Council Tax: F

Local Authority: Epsom & Ewell Borough Council

EPC Rating: E



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.