

Mayfield Close, Thames Ditton, KT7

£525,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivory Gate are proud to introduce to the market this spacious and well-presented two-bedroom ground floor garden maisonette located on a quiet cul-de-sac and within easy reach of Thames Ditton and Hinchley Wood. Property comprises; a side access which leads on to a large entrance hall which benefits from two well-proportioned storage cupboards, leading on is a recently refurbished spacious bathroom, to the left is a recently renovated modern kitchen which further boasts direct access to the private and mature southwest facing garden, a bright and spacious lounge/ diner provides additional access to the garden too. The property further benefits from 2 double bedrooms. Furthermore, the property has planning agreed to add a third bedroom with ensuite and allowance to open the up kitchen / lounge / diner if any would be buyer wanted to.

2 double bedrooms

Modern finish

Southwest facing garden

Planning granted to extend

Private garage

long lease, No service charges

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Tenure: Leasehold

Council Tax: C

Local Authority: Elmbridge Borough Council

EPC Rating:

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.