



Summary:

IVY GATE are delighted to introduce to the market this beautifully presented four bedroom semi detached family home. Located in the heart of Long Ditton village and approx. 0.8 miles from Surbiton high street this turnkey home has a great deal going for it. Off street parking for several cars, branching off the entrance hallway is the reception room with bay windows and built-in storage, dining room with doors leading to the garden, stylish kitchen with plenty of storage and integrated appliances. Leading from the kitchen is a utility room with WC and conservatory. The sunny garden wraps around the home and offers alfresco dining on a large patio area. Given the size of plot there is scope STPP to extend the home further. To the first floor is a double bedroom with built in storage, a further double bedroom with en-suite shower room, two single bedrooms and superb family bathroom.

Stunning semi-detached family home

Four bedrooms

Excellent decorative condition

Driveway for 2 cars

Potential to extend STPP

In catchment for the desirable local schools

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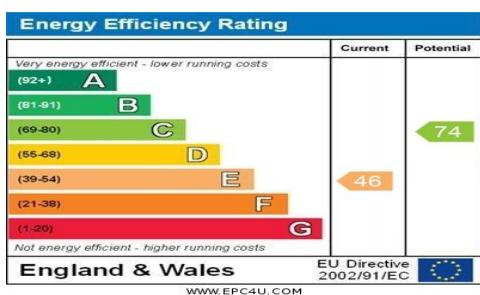
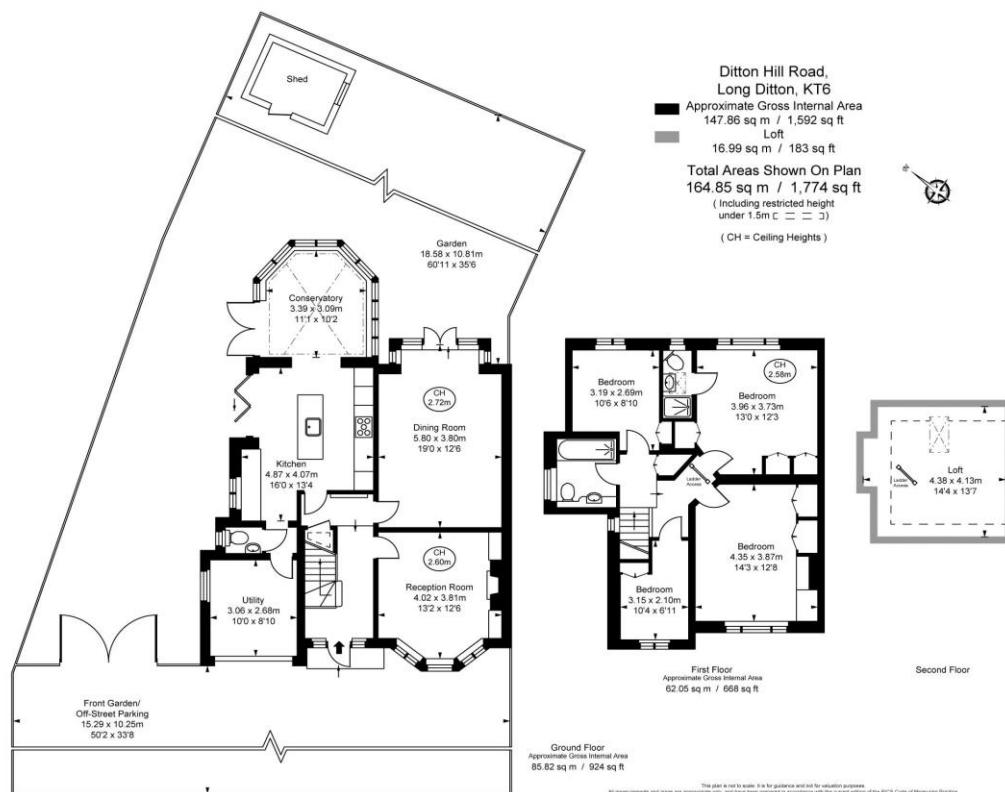
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MONEY LAUNDERING REGULATIONS 2003

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.

Tenure: Freehold

Council Tax: F

Local Authority:

EPC Rating: E