

# Kings Drive, Thames Ditton, KT7

£1,200,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

The property benefits from a spacious lounge-dining room, extended conservatory (with underfloor heating) to the rear, downstairs cloakroom, modern fitted kitchen, en-suite shower/bathroom to the principal bedroom, low maintenance garden, partial river views, off street parking, garage, w.c. and doors leading into the kitchen & living room. Modern fitted kitchen large lounge-dining room. To the rear is a large conservatory, currently used as a dining room which has double doors leading out to the rear garden. To the 1st floor there are 2 large double bedrooms with the principal bedroom overlooking the rear garden and an en-suite shower/bathroom. There are 2 large storage cupboards and a small utility room on the landing. To the 2nd floor, there are 3 rooms. There is also a family bathroom. There is a block paved driveway for off street parking leading to the detached garage. The rear garden has been landscaped.

**1.4 Miles to Surbiton Train Station**

**0.9 Miles to Thames Ditton Train Station**

**Stunning town house**

**4/5 bedrooms**

**Large Lounge-Dining Room plus conservatory**

**Driveway, Garage and Private Rear Garden**

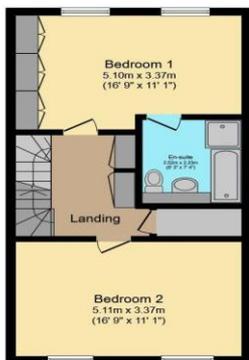
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Ground Floor



First Floor



Second Floor



Garage

Total floor area 187.7 sq.m. (2,000 sq.ft.) approx

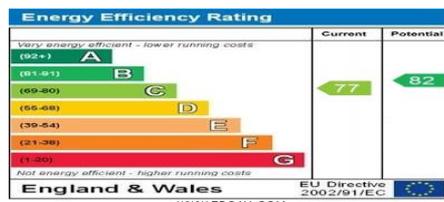
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Tenure: Freehold

Council Tax: G

Local Authority: Elmbridge Borough Council

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.