



Summary:

Ivy Gate are delighted to introduce to the market this attractive two double bedroom period home located on the sought after Angel Road. This beautiful presented terrace period family home comprises; white picket fence front garden, reception room with feature fireplace and bay window. From here is the dining room, complete with under stairs storage. The extraordinary rear garden stretches to approx. 100ft and is separated into a mature vegetable garden and a more formal garden to the rear... To the first floor is an elegant double bedroom with an abundance of natural light flooding through the twin sash windows, the room also offers a feature fireplace. Additionally on this floor is a large bedroom giving access to a lovely family bathroom.

Attractive period family home

Excellent condition throughout

Desirable residential road

Potential to extend to the ground floor and the loft STPP

Within catchment to Hinchley Wood Schools.

Large garden approx 100ft long

Angel Road, Thames Ditton, KT7

£649,950 Freehold

2 Bedrooms | 0 Bathrooms | 2 Reception

IVY GATE™



Tenure: Freehold

Council Tax: D

Local Authority: Elmbridge Borough Council

EPC Rating: D



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.