



Summary:

OPEN DAY- SATURDAY 16th March 2024. Ivy Gate are proud to bring to the market this extremely well presented three-bedroom terraced family home. The property comprises; entrance hallway leading through to the beautiful open plan and kitchen/diner and reception room. Doors to a sunny rear garden. To the first floor are the two spacious double bedrooms, a single bedroom and a modern family bathroom with shower over bath. The property comes with a double garage with electric doors. Firdene is nestled in the Sunray estate and is located 0.4 miles walk from Malden Manor mainline railway station offering regular direct links to London Waterloo within 30 minutes. For the motorist the A3 is 0.3 miles from the property and opens up the opportunity to travel in to and out of Central London. There is also easy access to a parade of shops near Malden Manor and this property sits within the catchment area of many local schools, both primary and secondary. Mains Gas & Electric. (British Gas) Thames Water £40, Council Tax: £2250, Broadband: BT Internet , EPC: C

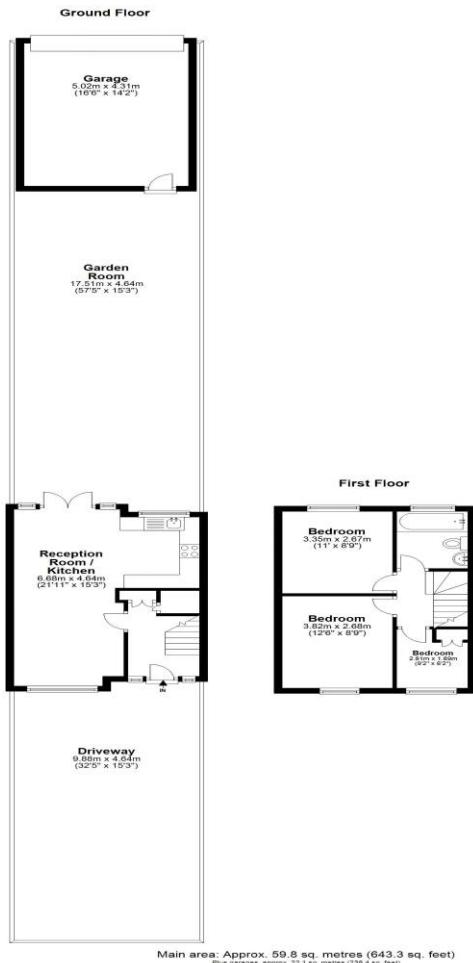
Three Bedroom House

Garden

Garage

**Mains Gas & Electric. (British Gas) Council Tax: £2250,
Broadband: BT Internet EPC: C**

Modern Bathroom

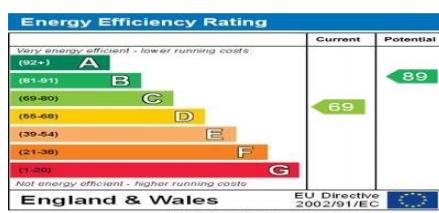


Tenure: Freehold

Council Tax: D

Local Authority: Kingston upon Thames

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.