

Angel Road, Thames Ditton, KT7

£579,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are proud to introduce to the market this well presented three bedroom period home. Located within catchment area for the highly regarded local schools this lovely home comprises: front garden, reception room with bay windows allows for natural light to stream through and fireplace, dining room giving access to the kitchen and then onto a ground floor shower room. The garden is approx. 40ft and offers a secluded space for relaxing and entertaining alike. To the first floor are two good sized double bedrooms and family bathroom. Whilst to the second floor is a further double bedroom.

Period family home

Good decorative condition

Three bedrooms

Within catchment for the highly regarded local schools

Loft extended

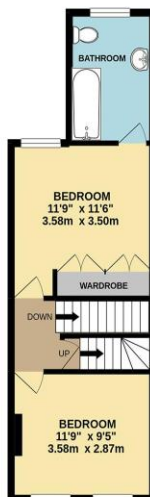
Lovely private garden

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TOTAL FLOOR AREA: 1024sq. ft. (95.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

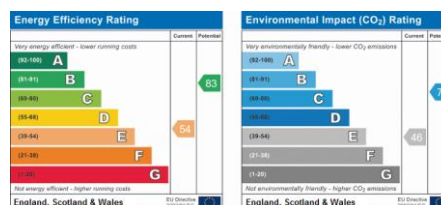
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Tenure: Freehold

Council Tax: D

Local Authority: Elmbridge Borough Council

EPC Rating: E



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.